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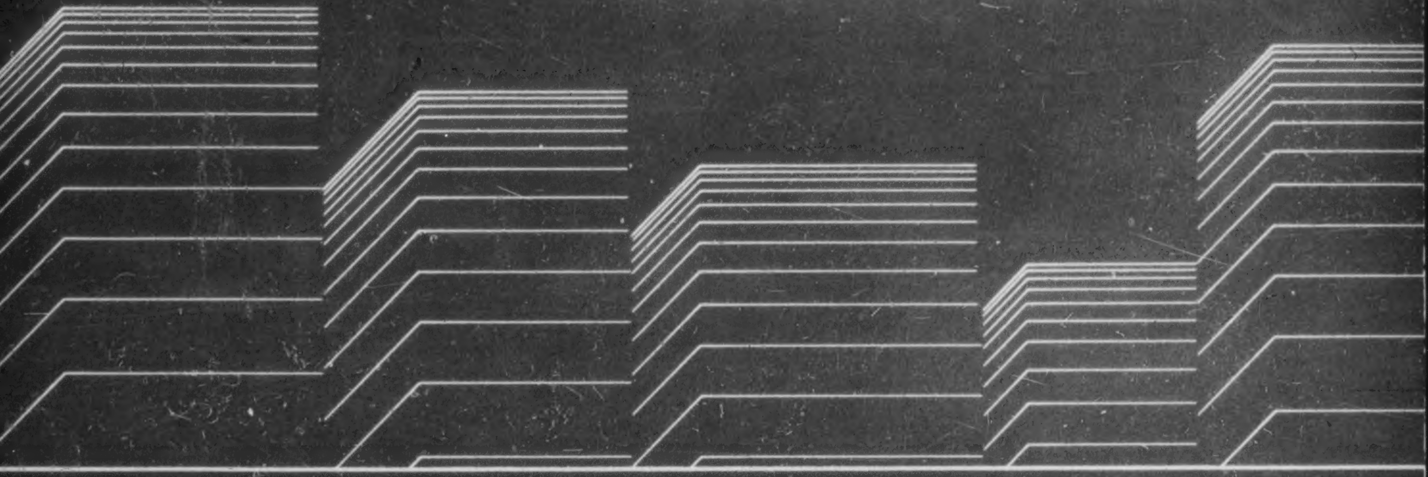

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Income/Expense Analysis For Office Buildings

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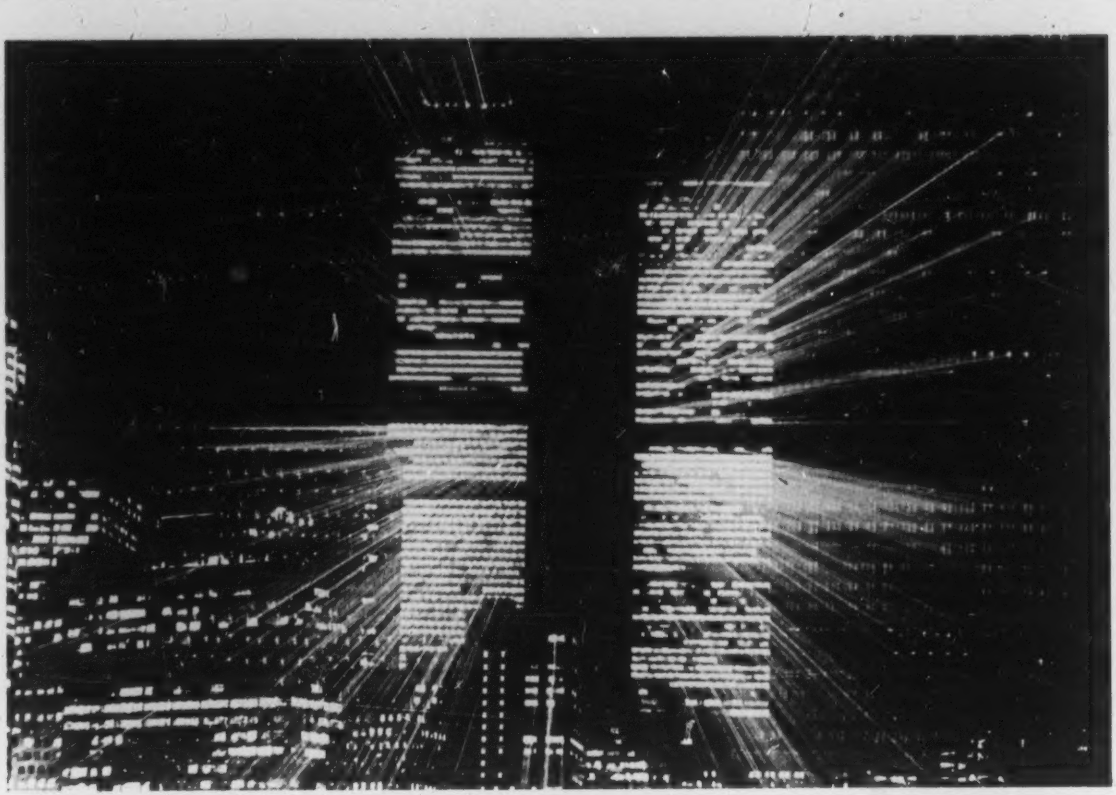

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Foreword

On behalf of BOMA International, it is my pleasure to present the new 1987 BOMA Experience Exchange Report. Because of your support, the 1987 "Report" is the largest ever with income and expense data from over 4,000 office buildings throughout the United States and Canada.

Once again, we must thank each and every one of you who submitted income and expense data to our survey. We could not have done it without you.

As you look through the book, you will notice that the "Report" is much easier to read and follow. I recommend you take the time to read the introductory section. I know you will find the material both useful and informative.

Leonard H. Rosenberg, Jr., Chairman
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BOMA International

Acknowledgements:

We are indebted to the Experience Exchange Report Section and the following BOMA members for their continuing support and invaluable guidance in the advancement of the Experience Exchange Report:

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BOMA International would like to recognize those individuals contributing their building data to the survey: each and every participant is an important part of this publication and only through their efforts are we able to present this information to the industry. We would also like to thank BOMA Executives, Presidents, and members for volunteering long hours in the promotion of the Experience Exchange Report survey drive.

Table of Contents

Foreword 5
A User's Guide 9
Explanation of the Analysis Format 11
Answers to Frequently Asked Questions 15
How to Use Your 1987 BOMA Experience Exchange Report 19
Overview of 1987 Survey Data 23

Analyses

■United States Private Sector

Market Review: U.S. Office Building Performance Declines as Soft Market Continues 26

Special Studies

All Buildings—1986 33
2 Year Comparison of Identical Buildings 34
5 Year Comparison of Identical Buildings 35
Agency Managed Buildings 38
All Electric Buildings 45
Financial Buildings 52
Medical Buildings 57
Single Purpose Buildings 61

National Cross-Tabulations

Age/Height Analyses 69
Age/Size Analyses 87
Location/Size Analyses 104

City Analyses

Akron, OH 113
Albany, NY 114
Albuquerque, NM 114
Atlanta, GA 115
Austin, TX 120
Baltimore, MD 122
Baton Rouge, LA 125
Birmingham, AL 126
Boise, ID 126
Boston, MA 127
Buffalo, NY 132
Cedar Rapids,IA 134
Charleston, WVA 135
Charlotte, NC 136
Chicago, IL 138
Cincinnati, OH 143
Cleveland, OH 147
Colorado Springs, CO 151
Columbia, SC 151
Columbus, OH 153
Corpus Christi, TX 156
Dallas, TX 157
Dayton, OH 161
Denver, CO 162
Des Moines, IA 167
Detroit, MI 169
Duluth, MN 172
El Paso, TX 172
Fort Lauderdale, FL 173
Fort Wayne, IN 174
Fort Worth, TX 175
Grand Rapids, MI 177
Greensboro, NC 177
Greenville, SC 179
Hartford, CT 179
Honolulu, HI 182
Houston, TX 185
Indianapolis, IN 190
Jacksonville, FL 194
Kansas City, MO 194
Knoxville, TN 197
Lansing, MI 197
Las Vegas, NV 198
Little Rock, AR 198
Los Angeles, CA 199
Louisville, KY 204
Madison, WI 206
Memphis, TN 208
Miami, FL 208
Milwaukee, WI 211
Minneapolis, MN 214
Nashville, TN 220
New Haven, CT 223
New Orleans, LA 223
New York, NY 226
Newark, NJ 229
Newport Beach, CA 231
Norfolk, VA 231
Norwalk, CT 233
Oakland, CA 234
Ogden, UT 235
Oklahoma City, OK 236
Omaha, NE 238
Orange County, CA 240
Orlando, FL 242
Patterson, NJ 244
Peoria, IL 244
Philadelphia, PA 246
Phoenix, AZ 249
Pittsburgh, PA 252
Portland, OR 259
Princeton, NJ 262
Raleigh, NC 263
Richmond, VA 264
Rochester, NY 265
Sacramento, CA 266
Salt Lake City, UT 267
San Antonio, TX 270
San Diego, CA 273
San Francisco, CA 275
San Jose, CA 279

San Mateo, CA 282
Santa Monica, CA 282
Seattle, WA 283
Shreveport, LA 285
South Bend, IN 287
Spokane, WA 288
St. Louis, MO 290
St. Paul, MN 293
Syracuse, NY 295
Tampa, FL 296
Toledo, OH 298
Trenton, NJ 299
Tucson, AZ 300
Tulsa, OK 301
Virginia Beach, VA 304
Washington, DC 305
Wichita, KS 312
Wilmington, DE 313

■United States Government Sector

Special Studies

All Buildings—1986 317
2 Year Comparison of Identical Buildings 318
5 Year Comparison of Identical Buildings 319
All Electric Buildings 322

National Cross-Tabulations

Location/Size Analyses 327

City Analyses

Annapolis, MD 335
Atlanta, GA 335
Bakersfield, CA 336
Baltimore, MD 336
Boston, MA 337
Chicago, IL 338
Cincinnati, OH 339
Cleveland, OH 339
Columbia, SC 340
Detroit, MI 341
Fresno, CA 341
Indianapolis, IN 342
Jackson, MS 343
Jacksonville, FL 343
Kansas City, KS 344
Los Angeles, CA 345
Louisville, KY 346
Miami, FL 347
Milwaukee, WI 348
Nashville, TN 348
New Orleans, LA 349
New York, NY 350
Ogden, UT 350
Omaha, NE 351
Philadelphia, PA 351
Portland, OR 352
Sacramento, CA 352
San Diego, CA 353
San Francisco, CA 354
Santa Fe, NM 355
Seattle, WA 356
Tampa, FL 356
Toledo, OH 357
Washington, DC 358

■Canada Private Sector

Market Review: Canadian Office Buildings Experience Rise in Real Net Operating Income Despite Higher Inflation 364

Special Studies

All Buildings—1986 371
2 Year Comparison of Identical Buildings 372
5 Year Comparison of Identical Buildings 373
Agency Managed Buildings 376
All Electric Buildings 380
Single Purpose Buildings 383

National Cross-Tabulations

Age/Height Analyses 387
Age/Size Analyses 393
Location/Size Analyses 402

City Analyses

Calgary, AB 409
Edmonton, AB 410
Montreal, PQ 411
Ottawa, ON 412
Quebec, PQ 414
Toronto, ON 414
Vancouver, BC 417
Winnipeg, MB 418

■Canada Government Sector

Special Studies

All Buildings—1986 421
2 Year Comparison of Identical Buildings 422
5 Year Comparison of Identical Buildings 423
All Electric Buildings 426

National Cross-Tabulations

Location/Size Analyses 431

City Analyses

Halifax, NS 439
Kelowna Area, BC 439
Montreal, PQ 440
Nelson/S.E., BC 441
Ottawa, ON 442
Peterborough, ON 445
Quebec, PQ 446
Regina, SK 448
Toronto, ON 448
Vancouver, BC 451
Victoria, BC 451

Appendices

Appendix A—1987 EER Survey Form and Instructions 459
Appendix B—Pro/Forma Worksheet 469
Appendix C—BOMA Functional Accounting Guide 473
Appendix D—BOMA/ANSI Standard Method For Measuring Floor Area 479

A User's Guide

The Experience Exchange Report provides published tables of operating income and expense data for office buildings throughout North America. The data is based on a voluntary survey of over 30,000 office building owners and managers whose buildings represent a wide varied selection of office space. Building owners and managers receive the survey forms (Appendix A contains a sample form) in January of each year and return the forms to BOMA International by March 15th. BOMA International reviews the forms and compiles the data statistically into tables during April and May; publication and distribution of the book occurs in June.

Data Compilation

A completed Experience Exchange Report survey form contains information about a building's yearly operating costs and rental income, as well as data on the building's use and operating characteristics. The income and expense data is categorized according to the functional accounting categories outlined in the BOMA Functional Accounting Guide (Appendix C). Respondents are asked to measure and report space according to the BOMA/ANSI Standard Method of Measuring Floor Area in Office Buildings (Appendix D).

How Data Contributors Benefit

Building owners and managers who complete the survey forms each year not only support one of the industry's leading tools for monitoring and analyzing building performance but also receive an Expense Performance Comparison analysis for each building they submit. The Expense Performance Comparison analysis compares a respondent's actual operating expenses with similar buildings in their area on a line by line basis.

Organization of the Experience Exchange Report

The following material presents an explanation of how to interpret the data figures presented in the analyses.

The Experience Exchange Report contains four major sections of analyses: U.S. Private Sector, U.S. Government Sector, Canadian Private Sector, and Canadian Government Sector. Within each sector the analyses are grouped according to Cities, Special Studies, and National Cross-Tabulations. The city analyses appear in alphabetical order, with up to 12 analyses for each city. For each city, depending on sample size, sub-analyses distinguish building performance according to location (downtown vs. suburban) and building size.

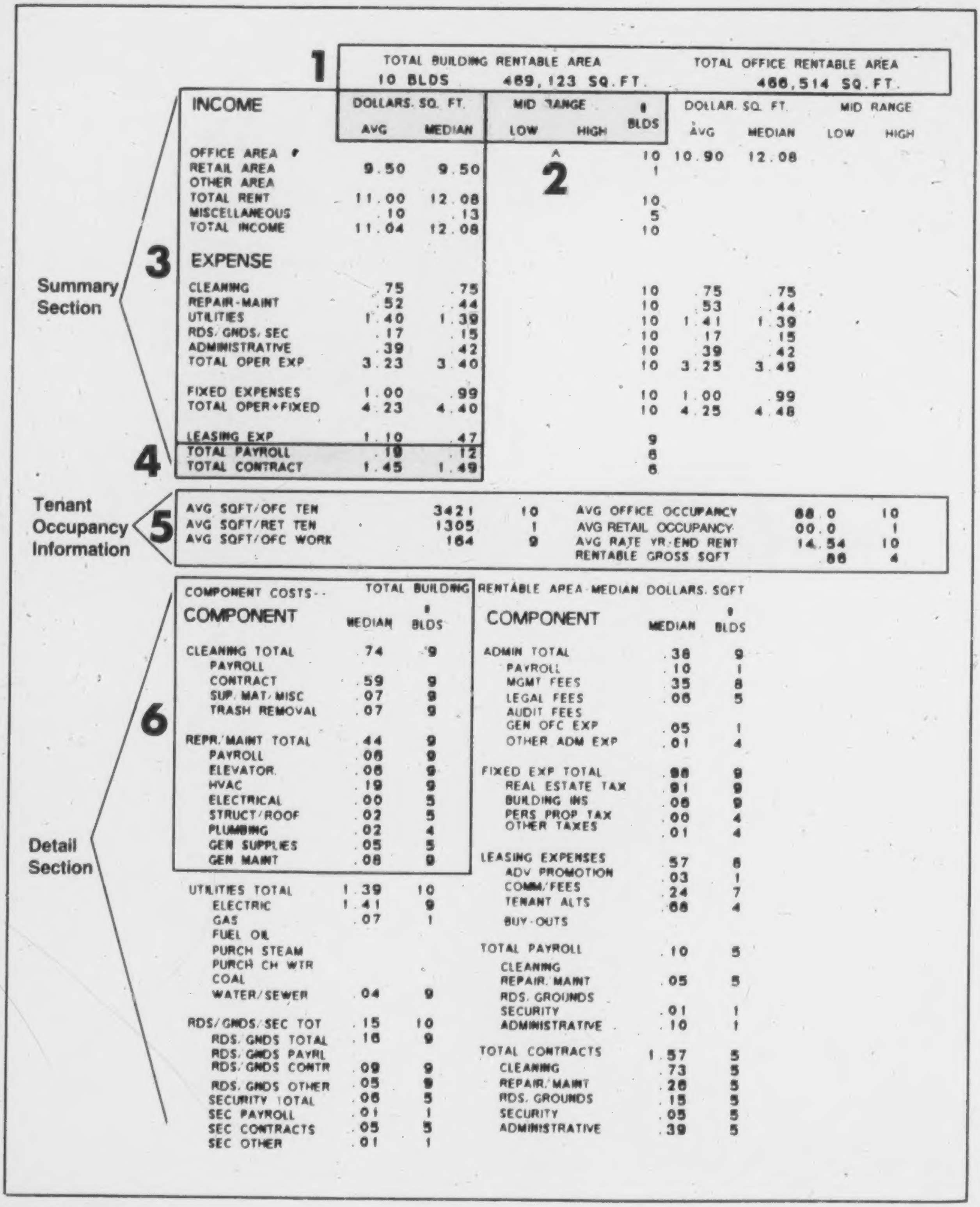
Special studies contain analyses on specific types of office buildings, including comparisons of buildings reporting each year, all electric buildings, and single purpose buildings.

The National Cross-Tabulation grouping provides analyses sorted by building location, age, size, and height characteristics.

Caveat

BOMA International has taken extreme care and exercised high standards of statistical procedures in processing and reporting data in this Experience Exchange Report, and offers it as a useful service to the office building industry and the public.

However, data is presented with no warranty either expressed or implied, as to its accuracy; BOMA International assumes no legal responsibility for the accuracy of the statistical presentations, comments, or other information contained herein. Neither does it assume any responsibility for the outcome of decisions, contracts, commitments, or obligations made on the basis of this information.


1
2
3
4
5
6
Summary Section
Tenant Occupancy Information
Detail Section

TOTAL BUILDING RENTABLE AREA		TOTAL OFFICE RENTABLE AREA
10 BLDS	489,123 SQ.FT.	466,514 SQ.FT.

INCOME	DOLLARS. SQ. FT.		MID RANGE		# BLDS	DOLLAR. SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					10	10.90	12.08		
RETAIL AREA	9.50	9.50			1				
OTHER AREA									
TOTAL RENT	11.00	12.08			10				
MISCELLANEOUS	.10	.13			5				
TOTAL INCOME	11.04	12.08			10				
EXPENSE									
CLEANING	.75	.75			10	.75	.75		
REPAIR-MAINT	.52	.44			10	.53	.44		
UTILITIES	1.40	1.39			10	1.41	1.39		
RDS/GNDS/SEC	.17	.15			10	.17	.15		
ADMINISTRATIVE	.39	.42			10	.39	.42		
TOTAL OPER EXP	3.23	3.40			10	3.25	3.49		
FIXED EXPENSES	1.00	.99			10	1.00	.99		
TOTAL OPER+FIXED	4.23	4.40			10	4.25	4.48		
LEASING EXP	1.10	.47			9				
TOTAL PAYROLL	.19	.12			6				
TOTAL CONTRACT	1.45	1.49			6				

AVG SQFT/OFC TEN	3421	10	AVG OFFICE OCCUPANCY	88.0	10
AVG SQFT/RET TEN	1305	1	AVG RETAIL OCCUPANCY	00.0	1
AVG SQFT/OFC WORK	164	9	AVG RATE YR-END RENT	14.54	10
			RENTABLE GROSS SQFT	.86	4

COMPONENT COSTS-- TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS. SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.74	9
PAYROLL		
CONTRACT	.59	9
SUP. MAT/MISC	.07	9
TRASH REMOVAL	.07	9
REPR./MAINT TOTAL	.44	9
PAYROLL	.06	9
ELEVATOR	.08	9
HVAC	.19	9
ELECTRICAL	.00	5
STRUCT/ROOF	.02	5
PLUMBING	.02	4
GEN SUPPLIES	.05	5
GEN MAINT	.08	9
UTILITIES TOTAL	1.39	10
ELECTRIC	1.41	9
GAS	.07	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	9
RDS/GNDS/SEC TOT	.15	10
RDS. GNDS TOTAL	.16	9
RDS. GNDS PAYRL		
RDS. GNDS CONTR	.09	9
RDS. GNDS OTHER	.05	9
SECURITY TOTAL	.06	5
SEC PAYROLL	.01	1
SEC CONTRACTS	.05	5
SEC OTHER	.01	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.38	9
PAYROLL	.10	1
MGMT FEES	.35	8
LEGAL FEES	.06	5
AUDIT FEES		
GEN OFC EXP	.05	1
OTHER ADM EXP	.01	4
FIXED EXP TOTAL	.98	9
REAL ESTATE TAX	.91	9
BUILDING INS	.06	9
PERS PROP TAX	.00	4
OTHER TAXES	.01	4
LEASING EXPENSES	.57	8
ADV PROMOTION	.03	1
COMM/FEES	.24	7
TENANT ALTS	.68	4
BUY-OUTS		
TOTAL PAYROLL	.10	5
CLEANING		
REPAIR. MAINT	.05	5
RDS. GROUNDS		
SECURITY	.01	1
ADMINISTRATIVE	.10	1
TOTAL CONTRACTS	1.57	5
CLEANING	.73	5
REPAIR/MAINT	.26	5
RDS. GROUNDS	.15	5
SECURITY	.05	5
ADMINISTRATIVE	.39	5

Sample Analysis

Explanation of the Analysis Format

The basic format of the analyses contained in the BOMA Experience Exchange Report consists of three sections. The top section provides income and expense Summary Data, the middle provides Tenant/ Occupancy Information, and the bottom portion supplies Expense Detail Data.

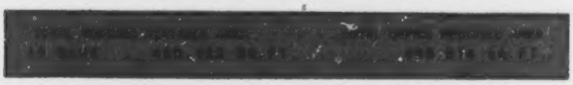
Summary Section

This section provides summary totals for six income and eleven expense categories.

The left side of the Summary Section presents income and expense figures for the Total Building Rentable Area (Office + Retail + Other). The right side provides figures for Total Office Rentable Area only. Most survey respondents use the BOMA/ANSI Standard Method for Measuring Floor Area in Office Buildings (Appendix D) to determine rentable area.

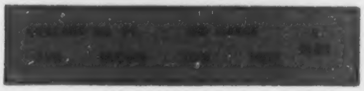
Under the Total Rentable Area headings is the number of buildings reporting in the analysis and the corresponding total building and total office square footage of those buildings:

1



For all categories in the Summary Section, four types of data are provided; Average, Median, Mid-Range, and Number of Buildings:

2



The following set of fictitious data for ten buildings demonstrate how these figures are calculated:

Cleaning Costs *(Theoretical)*

Building #	Square Feet	$	Expense
1	134,000	$	73,700
2	79,000	$	53,720
3	280,000	$	235,200
4	121,000	$	110,110
5	590,000	$	566,400
6	91,000	$	92,820
7	1,222,000	$	1,295,320
8	455,000	$	495,950
9	260,000	$	291,200
10	195,000	$	243,750
	3,427,000	$	3,458,170

The Average is calculated by adding all dollars, then all square footage, and dividing total dollars by total square footage:

$$\frac{\text{Total Dollars}}{\text{Total Sq. Ft.}} = \text{AVERAGE Dollars per Square Foot}$$

OR

$$\frac{\$3{,}458{,}170}{\$3{,}427{,}000} = \$1.009 \text{ per Square Foot}$$

Building	Square Feet	$ Expense	Average/Sq. Ft.	
1	134,000	$ 73,700	$ .55	
2	79,000	$ 53,720	$ .68	
3	280,000	$ 235,200	$ .84	
4	121,000	$ 110,110	$ .91	.96
5 *MEDIAN*	590,000	$ 566,400	$ .96	+ 1.02
6 *THE HALFWAY*	91,000	$ 92,820	$1.02	1.98 ÷ 2 = .99
7 *POINT OF THE*	1,222,000	$1,295,320	$1.06	
8 *NUMBER OF*	455,000	$ 495,950	$1.09	
9 *DATA ITEMS*	260,000	$ 291,200	$1.12	
10	195,000	$ 243,750	$1.25	

This method is a true average in that it measures the cost or income per square foot without reference to the number or size of buildings contributing data. Buildings with larger amounts of square feet will affect the acerage value more than small buildings. This effect is most noticeable in analyses with few buildings reporting, especially if the large buildings report unusual income or expense figures.

This is one reason the Experience Exchange Report provides as many size group breakdowns as possible for each city, and includes medians and mid-ranges, to allow greater ability to judge the usefulness of each statistic.

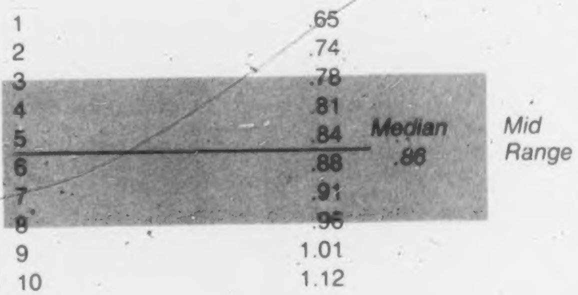
The Median is a true measure of the midpoint of the data. To obtain a median for the ten sets of data in the following example, the dollars per square foot for each building are arrayed from the lowest value to the highest. Then the computer simply counts halfway through the data and finds the number that lies at the Mid-Point.

The Mid-Range is an indication of the middle 50 percent of the data; the Low Mid-Range figure is the number below which 25 percent of the data items lie, and the High Mid-Range figure is the number above which 25 percent of the data items lie. The result is a "bracket set" of figures which show a range of 25 percent on either side of the center.

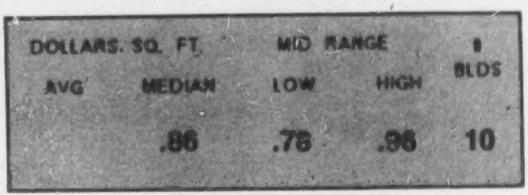
The Mid-Range shows the user the distribution of the data range. For data categories with three buildings or less, no Mid-Range will be shown.

	Building	Square Feet	$ Expense	Average/Sq. Ft.	
¼ (25%)	1	134,000	$ 73,700	.55	
	2	79,000	$ 53,720	.68	
	3	280,000	$ 235,200	.84	
½ (50%)	4 *Mid-50% RANGE: ¼ (25%) FROM THE FIRST AND LAST DATA ITEMS*	121,000	$ 110,110	.91	*THIS IS THE MID-RANGE– THE MIDDLE 50%*
	5	590,000	$ 566,400	.96	
	6	91,000	$ 92,820	1.02	
	7	1,222,000	$1,295,320	1.06	
¼ (25%)	8	455,000	$ 495,950	1.09	
	9	260,000	$ 291,200	1.12	
	10	195,000	$ 243,750	1.25	

If most reports show similar amounts, the Mid-range will be close to the Median:

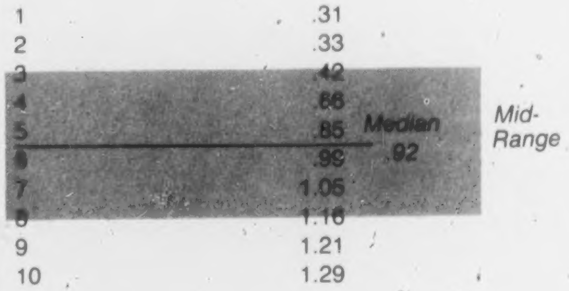


For this set, the corresponding analysis would look like this:

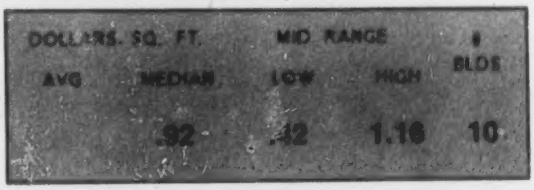


DOLLARS. SQ. FT.		MID RANGE		#
AVG	MEDIAN	LOW	HIGH	BLDS
	.86	.78	.96	10

However, if the report showed a great variance in data, then the Mid-Range will show a wide spread:



This analysis line would read as follows:



DOLLARS. SQ. FT.		MID RANGE		#
AVG	MEDIAN	LOW	HIGH	BLDS
	.92	.42	1.16	10

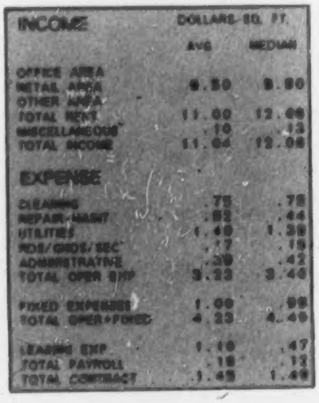
The Number of Buildings (# BLDS) shows the exact number of buildings supplying data for each income or expense category. It is an extremely significant figure because the number of buildings may vary per category. Even if 20 buildings reported data for a particular city, it would not be unusual for only 12 of those buildings to provide us data on elevator repair expenses. Therefore, this data discrepancy should be taken into account when performing statistical calculations.

Income and Expense Categories

Income summary categories in the Experience Exchange Report include Office Area, Retail Area, Other Area, Total Rent, Miscellaneous, and Total Income.

Expense summary categories in the Experience Exchange Report include Cleaning, Repairs and Maintenance, Utilities, Roads/Grounds/Security, Administrative, Total Operating Expenses, Fixed Expenses, Total Operating and Fixed Expenses, Leasing Expenses, Total Payroll, and Total Contract.

3



INCOME	DOLLARS SQ. FT.	
	AVG	MEDIAN
OFFICE AREA		
RETAIL AREA	9.50	9.80
OTHER AREA		
TOTAL RENT	11.00	12.08
MISCELLANEOUS	.10	.13
TOTAL INCOME	11.04	12.08
EXPENSE		
CLEANING	.75	.78
REPAIR-MAINT	.52	.44
UTILITIES	1.40	1.38
RDS/GRDS/SEC	.17	.19
ADMINISTRATIVE	.39	.42
TOTAL OPER EXP	3.23	3.40
FIXED EXPENSES	1.00	.99
TOTAL OPER+FIXED	4.23	4.49
LEASING EXP	1.10	.47
TOTAL PAYROLL	.15	.12
TOTAL CONTRACT	1.45	1.49

In the Expense Summary section, two line items are not actually separate expenses, but a combination of components of other categories. These line items are the Total Payroll and Total Contracts categories.

4

TOTAL PAYROLL	.15	.12
TOTAL CONTRACT	1.45	1.49

Tenant/Occupancy Information

The middle section of the analysis provides information on the tenant and occupancy characteristics of the buildings reporting. For each tenant/occupancy item the figure in the first column is the statistical value while the figure in the second column represents the number of buildings reporting that item.

5

Tenant/Occupancy information is calculated as follows:

Average Square Feet Per Office Tenant

The Average Square Feet Per Office Tenant is computed by first calculating the actual occupied square footage of each building in the sample by multiplying the square footage of office space in each building by it office occupancy rate. These occupied square footages are then totaled for the entire sample.

Next, the number of tenants is totaled for the sample. Finally, the number of tenants is divided into the total amount of occupied office space to obtain the Average Square Feet Per Office Tenant.

Average Square Feet Per Retail Tenant

The Average Square Feet Per Retail Tenant is calculated in the same manner as Office Tenants except of course using retail space, retail occupancy rates, and retail tenants.

Average Square Feet Per Office Worker

Once again the Average Square Feet Per Office Worker is calculated similarly as the previous descriptions with the exception of using office space, office occupancy, and building population information.

Average Office Occupancy and Average Retail Occupancy

Average Office Occupancy and Average Retail Occupancy are calculated in a manner similar to the prior items. First, the actual occupied square footage of each building is calculated by taking the square footage of the office (or retail) space and multiplying by the office (or retail) occupancy rate. These occupied square footages are then totaled for the entire sample. Next, the total office (or retail) square footages are totaled for the entire sample. Finally, the total occupied office (retail) square footage is divided by the total office (or retail) square footage to obtain the average occupancy rate.

Average Rate Year-End Rent

The Average Rate Year-End Rent is the average of the base rate of the last space rented during calendar year 1986 and is calculated the same way as all other averages. The given dollar amounts are totaled and then divided by the number of reports providing that information.

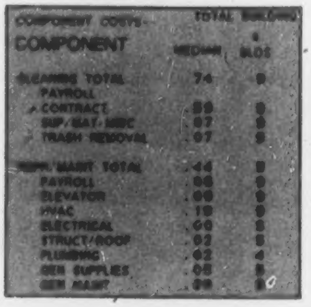
Rentable/Gross Square Feet

Rentable/Gross Square Feet is calculated by totaling the "Total Construction Area of Building" figures for the sample, then totaling the "Total Rentable Square Feet" figures, and dividing the total of the Construction Area into the total of the "Total Rentable Square Feet." This statistic is designed to give the average efficiency ratio of the buildings in the sample.

Detail Section

The bottom section of each analysis provides expense detail information. These expenses are components of the summary expense categories given in the SUMMARY SECTION. Over fifty individual detail expense categories are provided. A sample of this section:

6



In the Detail Section only a Median figure is given for an expense detail category along with the Number of Buildings reporting that category. All Median figures represent Total Building Rentable Area.

The category totals in the expense Detail Section will often vary slightly, in both dollar total and number of buildings, from the expense summary figures in the Summary Section. This is due to the format of the survey form. The front page of the EER survey from provides the Summary Section and Tenant/Occupancy Information figures. The back page, which is optional to the survey respondent, supplies expense Detail data.

Many respondents report zero values for detailed expense categories (zero and blank responses are treated equivalently.) In order to incorporate as much information as possible into the analyses, each expense item in analysis is calculated separately according to the number of buildings responding to that survey question. This data compilation system allows use of individual data items even when a form is incomplete. The component figures, including the expense detail totals, stand by themselves. Consequently the Number of Buildings statistics is very important when examining an analysis; it reveals how many buildings actually responded to a survey question.

In short, each statistic, whether an individual component or total category, can be considered meaningful in its own right and representative of the widest amount of data available.

Answers To Frequently Asked Questions

1. How are the statistics presented?

All data is presented in dollars per square foot per year based on the income and expense dollars incurred during the calendar/fiscal year 1986. For instance, 11.02 should be read as $11.02 per square foot per year. Canadian analyses are reported in Canadian dollars.

2. What unit of floor measurement are these dollars applied against?

Most calculations are in Rentable Square Feet, or an equivalent floor measurement method as in the case of single, special purpose, and government buildings. Survey respondents are asked to report rentable square feet according to the BOMA/ANSI Standard Method of Measuring Floor Area in Office Buildings. (Appendix D).

3. How are the income and expense categories determined?

The income and expense categories presented in the EER are based on functional accounting categories common throughout the office building industry. These categories are defined in the BOMA Functional Accounting Guide (Appendix C).

4. Why don't the figures in the individual expense detail categories add up to the expense totals?

Each individual category, including the "totals" category, stands by itself. In order to provide the most complete analysis of data possible, the system allows the use of individual data items, even when a survey form is incomplete. For example, a survey report may only provide information on Cleaning and Utilities. These two items will be used to compute statistics in these two categories, but the report will be removed from any totals computations and any other statistic where it did not provide information.

In short, each statistic, whether an individual category or a category "total," can be considered meaningful in its own right and representative of the widest amount of data available.

5. If a building does not provide dollar information for an item, is that buildings' square footage still used in the calculation?

No. When dollar information is not provided, the square footage for that building is removed from the calculation. This is why the number of buildings is shown for each category.

6. Where do I find energy cost?

Energy costs are the major component of the "Utilities" category. The only other component of this category is Water/Sewer which tends to be a relatively small amount. Therefore, for general use purposes, the "Utilities" category may be considered to be energy.

7. How can I find out the cost per rented square foot?

"Office Rented" statistics, roughly comparable to those in older editions of the EER, can be derived by simply dividing any desired office area dollar statistic by the average occupancy rate.

8. Is the "average rate year-end rent" the current market rental rate?

No. This data figure does not reflect current market rental rate for several reasons.

First, it is a simple average of the amounts provided by the surveys which responded to the question; "The last time you leased office space during this reporting period, what was its annual base rental rate?"

Second, "the last time you leased space" could have been early in the reporting year. At the latest, it would be as of December, 31, 1986. Therefore it can never be a "current" figure.

However, it does provide a strong indicator of the actual, contracted rate at which space was leased, generally during the latter part of the year. In this respect it may vary from the "asking price" in any city, and may therefore be a better basis for projecting achievable income if no significant changes in the market have occurred since the time the data was collected.

9. In an analysis, does the number of buildings figure equal the number of survey reports used in that analysis?

No, the number of buildings does not necessarily indicate the number of survey reports in each analysis, because a single report may be filed for more than one building. For instance, a survey may be filed on a complex of several buildings using a single accounting system. Therefore, a Number of Building figure indicating ten buildings may actually be compiled from only six survey reports, with one or more reports containing more than one building. This factor affects the data in two ways.

First, a data item will show a Mid-Range only when four or more buildings report that item. But, regardless of the number of buildings shown, if only three or fewer reports provide data, no Mid-Range will be given.

Second, reports with more than one building are eliminated in analyses of multiple building characteristics such as city size groups because multiple building reports usually aggregate buildings of different sizes, ages and or heights. Removing multiple building reports allows the most accurate cross tabulation analyses to be provided. Consequently, the number of buildings in the size grouping will often be less than the number of "All Downtown" or "All Suburban".

10. Whom may I contact for further information?

The BOMA International Research Staff in Washington, DC will respond to all inquiries on EER calculations and procedures. You may contact them at (202) 289-7000.

How To Use Your 1987 BOMA Experience Exchange Report

J. Kenneth Sugarman
Editor, Experience Exchange Report

The Experience Exchange Report: A Guide to Success

The BOMA Experience Exchange Report (EER) is considered the most comprehensive, reliable income and expense barometer for the entire North American commercial office building industry. Based on data compiled from more than 4,000 office buildings, the report is filled with incomparable experience, detail and insight that combine to make the BOMA Experience Exchange Report the true voice of the industry.

But how do you use the Report? At first glance, this is a strange question to ask about the publication that's been the building owners' and managers' "Bible" for the past 67 years. Yet, you may not fully realize the enormous amount of information the publication has to offer.

Effectively Using The Experience Exchange Report

You probably have a good understanding of what's in the Experience Exchange Report, but what can you actually do with it? First, let's discuss the difference between averages and medians, and the significance of the high and low figures reported for the mid-range. Then, we'll present several scenarios that will show you some basic methods and approaches to analyzing the data in the Experience Exchange Report.

Averages vs. Medians

Averages are calculated without reference to the number or size of the buildings contributing data. For very large samples, the averages are fairly representative of the market. But in small samples or for more specific size categories, the median figures are better for analysis purposes. The median is the actual midpoint of the data. In other words, half the buildings reported income or expenses below the median while the other half reported figures above the median.

Keep in mind that extremely high and low figures can dramatically affect the calculation of averages. This effect is much more noticeable in data that represents few properties. In order to alleviate this potential problem, the EER reports data in terms of medians and mid-ranges. The mid-range represents the middle 50 percent of the data reported while the median is the mid-point of this middle 50 percent. Twenty-five percent of the data falls below the "low" mid-range point while the other 25 percent is above the "high" mid-range point.

The benefits of using both the median and mid-range information are two-fold. First, the median information is a much more statistically representative and reliable figure to use for comparison purposes. Second, if you know a particular market, you'll probably be able to determine which buildings or at least what type of buildings are actually included in the survey. By looking at the "low" and "high" mid-range figures, you can learn how your building relates to the buildings included in the EER and thus make adjustments for any differences.

If your building income falls above the EER's "high" mid-range figures, then you know that at least 75 percent of the properties reporting are either much older or are of lesser quality than your project. Yet, if your figures fall below the reported "low" mid-range figures, then the opposite is true. And if your data falls between the "high" and "low" mid-range, then you may assume that the majority of buildings included in the analysis are similar to your building(s).

Adjusting For Inflation and Exchange Rates

When comparing year-end data between various editions of the EER, it may be necessary to adjust the figures for inflation. You'll find the previous year's inflation rate is listed in the text analysis that follows this section. Also, keep in mind that Canadian and U.S. properties are reported in Canadian and U.S. dollars, respectively. To facilitate monetary conversion, we've provided conversion tables for Canada and U.S. inflation rates below. For exchange rates, $1.00 Canadian equals about $.70 U.S.

Monetary Conversion Factor for Annual Inflation Rates: Canada

And you want dollars in one of these years, then multiply the original value by:

		1981	1982	1983	1984	1985	1986
If the	1981	1.00	1.13	1.22	1.28	1.34	1.40
original	1982		1.00	1.08	1.14	1.19	1.24
value occurred	1983			1.00	1.06	1.10	1.15
in this	1984				1.00	1.04	1.08
year	1985					1.00	1.04
	1986						1.00

Monetary Conversion Factor for Annual Inflation Rates: United States

And you want dollars in one of these years, then multiply the original value by:

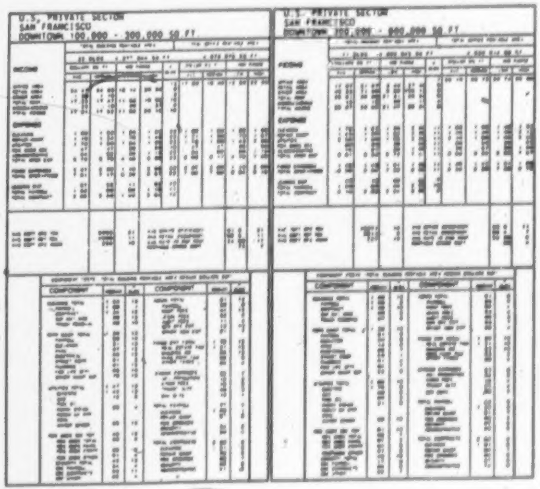
		1981	1982	1983	1984	1985	1986
If the	1981	1.00	1.10	1.17	1.21	1.26	1.31
original	1982		1.00	1.06	1.09	1.14	1.18
value occurred	1983			1.00	1.03	1.08	1.12
in this	1984				1.00	1.04	1.08
year	1985					1.00	1.04
	1986						1.00

The Data Analysis Process

Let's now look at who uses the EER and how. First, some are seeking operation and management income/expense data for market analysis and comparison purposes. These people include property managers, building engineers, owners and office supply firms. Others are in need of financial market evaluation and feasibility information, such as appraisers, developers and lenders. Then, there are those who use the Report to prepare future income/expense forecasts and budgets. All these industry players obviously have similar information needs, but for discussion purposes we'll assume their needs are distinctly different.

Scenario 1:

The owner of a 210,000 sq. ft. San Francisco office building wants her property manager to prepare an end of the year operating performance report. In preparing this report, the manager turns to the EER to determine how the building compares with its competition. In particular, the owner is concerned about the office building's cleaning expenses, which she feels are rather high.



U.S. PRIVATE SECTOR
SAN FRANCISCO
DOWNTOWN 100,000 - 300,000 SQ FT

U.S. PRIVATE SECTOR
SAN FRANCISCO
DOWNTOWN 300,000 - 600,000 SQ FT

Building Information
Size: 210,000 sq. ft.
Office Rent: $16.50
Cleaning contracts: $1.50
Cleaning supplies/materials: $.09
Trash removal: $.03

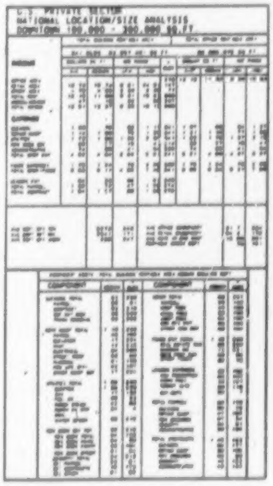
The property manager notes that the building's office area rental rate almost matches the median figure reported in the EER. Therefore, about 50 percent of the buildings reported are comparable to this building and therefore the manager decides to base the comparison on the median figures. (If the rental rate was $22 or greater, the manager would have been wise to base the comparisons on the high mid-range figures reported instead of the medians and to have adjusted the detail expense component medians—the lower half of the table—upwards a bit.)

Immediately, the property manager sees that he's spending $1.50 per sq. ft. for cleaning contracts while the EER's reported median for cleaning contracts is $1.34. But, the manager also realizes that the cleaning supplies and materials are costing the same as the median, $.09. A smile comes to his face when he discovers that he's only spending $.03 per square foot. for trash removal while the EER median for trash removal is $.06 per square foot.

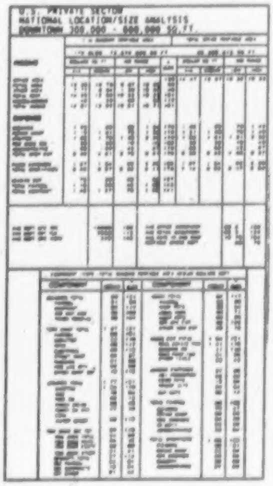
The manager then takes the $.16 cost per square foot difference he pays for cleaning contracts and subtracts the $.03 per square foot cost difference he saves on trash removal. This leaves a $.13 per square foot cost overrun for cleaning contracts. After multiplying the $.13 overrun by 210,000 square feet, he sees that he spent $27,300 more for his cleaning contracts than was spent for the median building. The building owner's belief that the cleaning costs were a little high is supported. Therefore, the property manager will be much more attentive to bid ranges when he puts the cleaning contract out to bid again.

Scenario 2:

A developer is planning to build a 200,000 square foot office building in downtown San Francisco. He has presented a pro-forma budget to the lender, but the lender first wants some national and general market comparison figures. The lender is very interested in estimated fixed expenses as well as leasing expenses for buildings of this size in downtown markets around the country. He also wants to compare these national fixed expense and leasing figures to the downtown San Francisco office market.



U.S. PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
DOWNTOWN 100,000 - 300,000 SQ.FT.



U.S. PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
DOWNTOWN 300,000 - 600,000 SQ.FT.

Building Information
Size: 200,000 sq. ft.
Delivery: 3rd quarter, 1988
Pro-forma est. fixed expenses: $2.25 per sq. ft.
Pro-forma est. leasing expenses: $.55 per sq. ft.
National Location/Size Analysis:
Downtown 100,000-300,000 sq. ft.
San Francisco Private Sector:
Downtown 100,000-300,000 sq. ft.

Looking at the national cross-tabulations for location/size analysis (downtown 100,000-300,000 sq. ft.) the developer discovers that the average fixed expenses are approximately $1.75 per square foot and leasing expenses average $.64 per square foot. Turning to the San Francisco private sector (downtown 100,000-300,000 sq. ft.) analysis table, the developer finds that average fixed expenses in San Francisco are higher than the national average, running about $2.07 per square foot. On the other hand, leasing expenses in San Francisco appear lower on average at approximately $.57 per square foot.

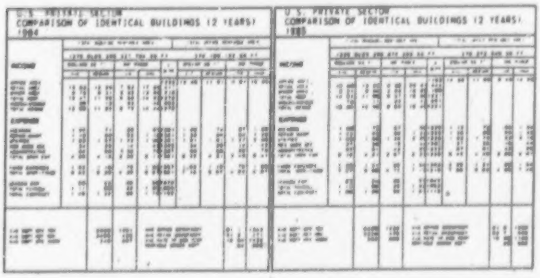
Fixed expenses include real estate taxes, building insurance, personal property tax and other taxes. Therefore, it's safe to assume that taxes and insurance costs are a bit higher in San Francisco; about $.37 per square foot higher than the national average. Yet, despite higher taxes, it appears that office buildings are easier to lease in San Francisco as compared to much of the nation. On average, leasing expenses are $.07 per sq. ft. less than the national average.

With this important information in hand, the lender can take a closer look at the developer's pro-forma figures. The developer has determined that fixed expenses will run approximately 4 percent annually (a little high perhaps) and the average fixed expenses in 1986 for San Francisco buildings of similar size are $2.07 per sq. ft., then the forecasted fixed expenses for this new office building two years hence (assuming inflation remains constant) will run approximately $2.23 per square foot. Therefore, the developer's estimated fixed expense figure of $2.25 per square foot is right on target.

Moving on to the leasing expenses, the developer believes it will cost approximately $.55 per square foot to cover leasing expenses. According to the EER, the average per square foot cost for similar leasing expenses in San Francisco is $.57. With inflation at approximately 4 percent annually, the two-year leasing expense estimates should be about $.62 per square foot. The developer would be wise to refigure his leasing expenses and bring them to predicted future levels.

Scenario 3:

In preparing a building's operating expense budget for the next fiscal year, a corporate facilities manager can benefit from the control sample data in the EER. In this example, the manager wants to budget for next year's repairs and maintenance expenses for her 200,000 sq. ft. office building in San Francisco.



U.S. PRIVATE SECTOR
COMPARISON OF IDENTICAL BUILDINGS (2 YEARS)
1984

U.S. PRIVATE SECTOR
COMPARISON OF IDENTICAL BUILDINGS (2 YEARS)
1985

Building Information

Size: 200,000 sq. ft.
Present repairs & maintenance cost: $1.17 per sq. ft.
Two-year comparison of identical buildings

First, the manager must determine the national percent increase for repairs and maintenance for previous years. She turns to the U.S. private sector special studies section in the EER, to either the two-or five-year comparison of identical buildings tables. (We'll use the two-year table for this example.)

In 1984, the average repairs and maintenance total was $1.16 per square foot. The 1985 average repair and maintenance total for the same buildings was $1.22. This $.06 rise is an approximate 5.2 percent increase in expenses. After adjusting for inflation (3.6 percent) the actual expense increase was 1.6 percent for this two-year period.

Once the manager has determined a real rate of expense increase, she can then turn to the building's own repair and maintenance expense figures to decide the estimated expense budget figure for 1987. The building's current repair and maintenance expenses are running approximately $1.17 per square foot. Multiplying the expense figure, $1.17 by a real rate of increase of 1.6 percent plus a 3 percent (regional forecast) inflation rate, or 4.6 percent, gives the manager an approximate $.05 increase. Therefore she should budget $1.22 per square foot for repairs and maintenance expenses (about $238,000) for the next fiscal year.

Overview of the 1987 Experience Exchange Report Survey Data

The 1987 Experience Exchange Report (EER) includes data for over 4,000 office buildings located throughout North America. This sample includes 3,246 U.S. private sector properties, 423 government office buildings in the United States, 140 privately held Canadian properties, and 167 government buildings in Canada (Table 1). In total, this sample covers over 700 million square feet of office space in North America.

DATABASE SOURCES:
1987 EXPERIENCE EXCHANGE REPORT
(Data for Calendar Year 1986)

	Buildings	**Sq. Ft. (000's)**
U.S. Private		
Downtown	1,378	375,245
Suburban	1,860	174,723
Total	3,246	550,647
Canada Private		
Downtown	123	34,249
Suburban	17	3,569
Total	140	37,818
U.S. Government		
Downtown	396	81,082
Suburban	28	4,184
Total	423	85,756
Canada Government		
Downtown	133	22,437
Suburban	33	5,153
Total	167	27,590
TOTAL	**4,008**	**701,811**

The Totals include rural buildings so that they may exceed the sum of Downtown and Suburban values.

Table 1

The Experience Exchange Report survey includes a large number of smaller office buildings this year. Approximately 25% of the buildings reported are smaller than 50,000 square feet. Nevertheless, the survey also includes data for more buildings over 50,000 square feet than in any previous year.

The survey process solicited responses from many property managers throughout many North American cities, and 130 cities are represented this year by three or more properties. Buildings included in this survey are not all owned or managed by members of BOMA. Yet, the responses, because they are voluntary, probably reflect the experience of the more efficiently managed office properties in the United States and Canada. For every property included in the statistical tables, over 75% of the rentable space is allocated to office type activities, and the property maintained an average occupancy level for the year greater than 75%.

The data also suggest that the typical U.S. private sector respondent to the 1987 EER achieved a higher degree of success in raising rents and holding down costs than did all office property managers reporting in the 1986 EER (Table 2). This control group is restricted to those respondents who reported results for the same buildings for both 1985 and 1986, so that the results reflect a controlled sample in which the effects of shifts in respondent characteristics from 1985 to 1986 have been minimized.

COMPARISON OF ALL RESPONDENTS WITH A CONTROL SAMPLE

U.S. Private Sector (Percent change, 1985-1986)
All respondents: 3,246 Buildings, 550 mil. sf
Control respondents: 1,263 Buildings, 288 mil. sf

	All Respondents	**Control Group**
Average rent increase	7.2%	2.9%
Average total expense increase	−1.8%	4.3%

CANADA Private Sector (Percent change, 1985-1986)
All respondents: 140 Buildings, 38 mil. sf
Control respondents: 86 Buildings, 21 mil. sf

	All Respondents	**Control Group**
Average rent increase	1.0%	4.5%
Average total expense increase	15.4%	−3.1%

Table 2

The Canada Private Sector data for All Respondents differs from the Control Group results in a pattern opposite to the United States data. This condition contradicts previous experience, and suggests that a comparison of data in a given table in the 1987 EER with similar data in the 1986 EER will produce estimates of changes that are less optimistic than a control sample would imply. The situation probably arises from the significant increase in the number of private sector Canadian properties reporting this year, coupled with a relatively small sample size in 1986.

An overview of office building performance in 1986 is presented for Canada and the United States, in separate articles accompanying the tables for each nation.

United States Analyses 1986

U.S. Office Building Performance Declines As Soft Market Continues

Dr. Alton J. Penz and J. Kenneth Sugarman
Research Department, BOMA International

United States Private Sector

Economic performance of office buildings in the United States continued to reflect the consequences of high levels of unabsorbed office space in 1986. For the first time in many years, estimated net operating income for the U.S. private sector control sample revealed a drop in real terms of 2.2%, although it rose on a nominal basis by 0.7%. (Inflation, as measured by changes in the Urban Consumer Price Index, was 3.0% for 1986.) The average occupancy level for these control sample properties was 91.2%, which is substantially higher than the average occupancy levels reported for many office space markets in the United States.

The drop in estimated real net operating income was the result of revenue increases that were inadequate to compensate for rising expenses (Table 1). Based on analysis of a control group, an average increase of $0.45 per square foot in total income was offset by an average increase of $0.32 in total operating plus fixed expenses. Average leasing expenses rose by $0.04 per square foot for those respondents reporting it.

Average Net Operating Income (NOI) can be estimated by subtracting from the average value of reported Total Income the average value of Total Expenses–. It rose by $0.05 per square foot between 1985 and 1986. This increase represents a nominal increase in NOI of 0.7%. After adjusting for an inflation rate of 3.0%, the real growth in NOI was approximately −2.2%.

INCOME EXPENSE COMPARISONS: 1985–1986
U.S. PRIVATE SECTOR

Control Sample
1263 Buildings: 288.2 million square feet
U.S. Dollars per Square Foot

	MEDIANS[1]			AVERAGES[1]		
	1985	**1986**	**%Change**	**1985**	**1986**	**%Change**
INCOME						
Tot. Off.	11.82	11.97	1.3	14.84	15.04	1.3
Tot. Rent	11.84	12.17	2.8	14.85	14.95	0.7
Tot. Inc.	12.18	12.46	2.3	15.44	15.89	2.9
EXPENSES						
Cleaning	.73	.76	4.1	1.08	1.14	5.5
Rep./Maint.	.87	.87	0.0	1.25	1.28	2.4
Utils.	1.60	1.58	−1.3	1.82	1.78	−2.2
Rds/Gnds/Sec	.28	.29	3.6	.39	.43	10.3
Admin.	.62	.65	4.8	.68	.71	4.4
Total Oper.	4.34	4.35	0.2	5.21	5.32	2.1
Fix. Exp.	1.32	1.44	9.1	2.28	2.39	4.8
Tot. Op&Fix	5.76	5.90	2.4	7.36	7.68	4.3
Leasing	.25	.25	0.0	.67	.71	6.0
Tot. Exp&Lease[2]				7.85	8.25	5.1
Net Op. Income(NOI)[3]				7.59	7.64	0.7
NOI Adj for Infl. (3.0%)					7.42	−2.2

[1] Each line item is calculated on the basis of non-zero responses for that item, hence total items may not agree with column totals.
[2] Total Operating and Fixed plus Leasing Expenses on a weighted average basis, calculated from column entries.
[3] Total Income less Total Expenses and Leasing, calculated from column entries; it is not reported by respondents.

Table 1

These results are the averaged responses of owners and managers of 1,263 buildings containing 288 million square feet of space.

Total operating expenses rose by only 2.1% in 1986, as the data in Table 1 reveals. This rise is within the percentage increase in Total Income of 2.9%. Furthermore, because the base amounts are so different, the increase of $0.45 per square foot in total income is more than adequate to compensate for a rise in Operating Expenses of $0.11 per square foot.

The continued rise in Fixed Expenses has dramatically cut the gains in estimated Net Operating Income, however. The increase of 4.8% for insurance and real estate taxes represents a $0.15 per square foot increase. Based on more detailed analysis, insurance costs rose by $0.07 per square foot in 1986. Real estate taxes continued to climb as well, by approximately $0.08 per square foot, on average.

The performance of larger office buildings was not substantially different than the performance of smaller buildings in 1986; larger properties experienced much higher rises in real estate taxes in 1985 than did smaller properties.

A bright spot in 1985 which continued in 1986 was utility expenses, which actually dropped, by 2.2%, for the first time in many years in the control sample properties. This gain reflects not only the consequences of on-going energy conservation efforts but also lower prices in energy supply markets.

RATIO OF MAJOR EXPENSE ITEMS TO TOTAL EXPENSES

U.S. Private Sector
All Buildings: 3,246 Buildings, 550 million square feet

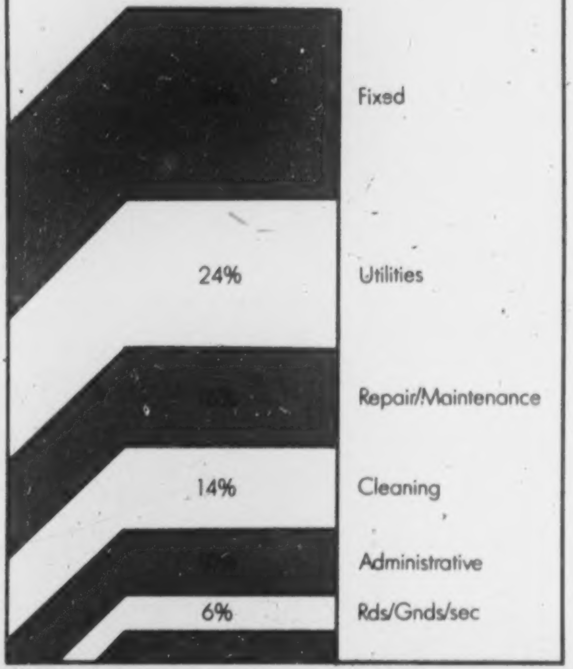


Figure 1

Figure 1 illustrates the overall ratio of expenses to the total by expense categories for Operating and Fixed Expenses in the United States. Based on the complete sample of private sector respondents, Fixed Expenses, notably property taxes and insurance, constitutes the largest source of expenses in 1986. Utilities Expense, which is almost all energy, accounts for a slightly lower proportion. Fixed and Utilities Expenses account for over 50% of Total Operating plus Fixed Expenses.

U.S. Government Buildings

Managers of office properties solely occupied by government tenants in the United States reported performance results in 1986 for 450 buildings. Of these, 323 had submitted EER survey responses for calendar year 1985 as well, and a comparison of their collective performance for the year is displayed in Table 2. The average size building reported in Table 2 is 200,000 square feet.

The government buildings, many of which are owned and operated by the Federal Government, reported increases only in repairs/maintenance expenses. Government managers were able to hold the line on cleaning expenses, and additional conservation efforts, combined with lower energy prices, resulted in a drop in utilities expenses by 5.0%. Adminstrative costs dropped as well. The net effect of cost savings in cleaning, utilities, and administration, on average, was to permit higher expenditures for building repairs and maintenance. The bottom line was a 0.0% nominal change in total operating expenses, or a 3.0% drop on a real basis.

SUMMARY

The office properties in each city (and downtown versus suburban) can be expected to report performances that vary from the overall, nationally averaged results reviewed here.

The Experience Exchange Report contains many tables to assist in distinguishing among these differences because they are so substantial and important. Nevertheless the overall direction and trends of the office building industry can be assessed from a review of the averaged performance results of 387 U.S. private sector properties that have reported to the EER every year for the last five years.

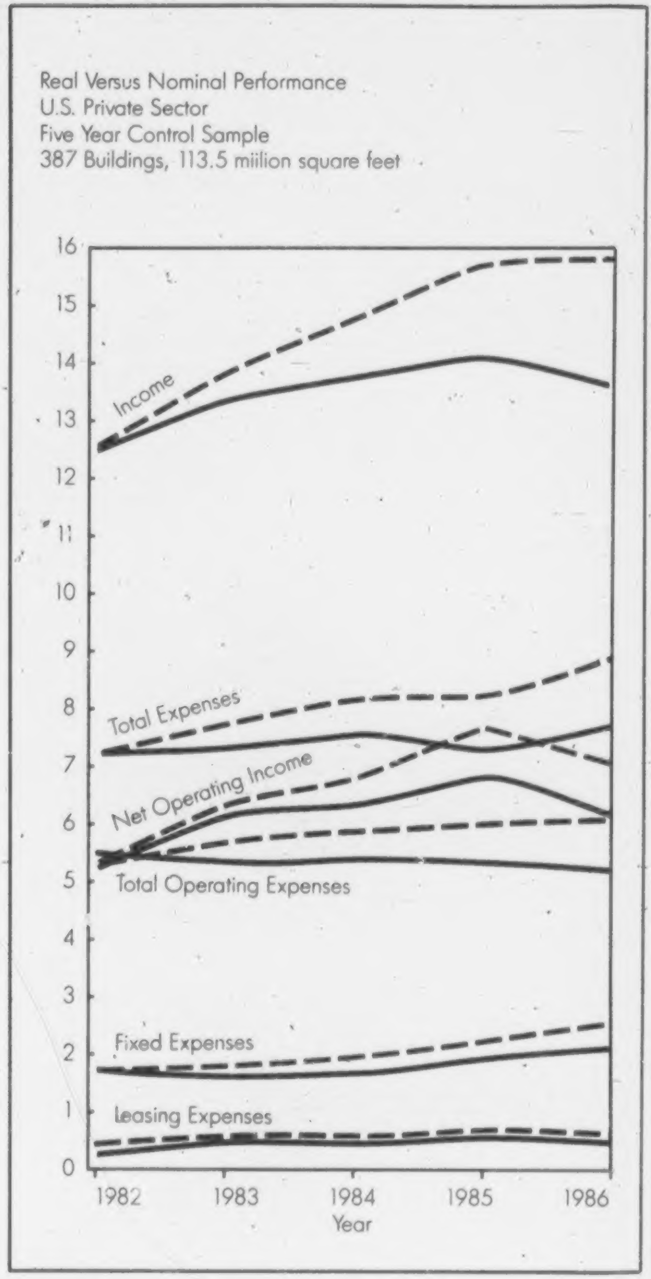
Tables 3–5 and Figure 2 illustrate the significant impact that an excessive amount of office space on the market has had on office property management and operations. Whereas retail occupancy levels in office buildings have remained stable and consistently high, office space occupancy continues to erode (Table 3). Within the five year control sample, levels have dropped from a high of 97.1% in 1982 to 93.2% in 1986.

These figures are not reflective of the market as a whole, of course, because of the selectivity of the sample. But they do reflect the impact that new space has had on the occupancy of prime, existing properties that were previously fully occupied.

In Table 4, the effect of increased competition for tenants is evident in the continual rise in leasing expenses, from $0.30 in 1982 to $0.61 in 1986. This 103% nominal rise occurred during a period when cumulative inflation was 14.8%. Rental income for the first time in many years failed to keep up with increased expenses, and net operating income dropped by 9.5% nominally, and 12.1% real (Table 5).

Nevertheless, the cumulative picture over the five years is still positive; estimated Net Operating Income has risen cumulatively by 12.0% on a real basis. This situation is believed to be reflective of conditions in those properties that have managed to maintain high occupancy levels.

Here, Total Expenses equals Total Operating plus Fixed Expenses plus a weighted average of Leasing Expense; respondents who reported zero leasing expenses are assumed to have included it in Administrative Expenses.



Real Versus Nominal Performance
U.S. Private Sector
Five Year Control Sample
387 Buildings, 113.5 million square feet

Figure 2

EXPENSE COMPARISONS: 1985–1986 **U.S. GOVERNMENT BUILDINGS**						Control Sample 323 Buildings: 66.4 million square feet U.S. Dollars per Square Foot
	MEDIANS			AVERAGES		
	1985	**1986**	**%Change**	**1985**	**1986**	**%Change**
EXPENSES						
Cleaning	1.34	1.34	0.0	1.36	1.36	0.0
Rep./Maint.	1.09	1.18	8.3	1.08	1.19	10.2
Utils.	1.16	1.15	−0.9	1.60	1.52	−5.0
Admin.	.37	.41	10.8	.45	.40	−11.1
Tot. Oper.	4.36	4.51	3.4	4.69	4.69	0.0
Tot. Adj for Inflation (3.0%)					4.55	−3.0

Table 2

OCCUPANCY CONDITIONS						(Percent of Rentable Space)
		1981	**1982**	**1984**	**1985**	**1986**
Two Year Control Samples, U.S. Private Sector (1,263 Bldgs: 288 m SF)						
	Office				91.5	91.2
	Retail				92.5	93.0
Five Year Control Samples, U.S. Private Sector (387 Bldgs: 113.5 m SF)						
	Office	97.1	95.9	94.9	94.4	93.2
	Retail	96.9	97.4	96.9	97.5	97.0
All Buildings Reporting, U.S. Private Sector (3,246 Bldgs: 550.6 m SF)						
	Office					82.7
	Retail					90.8

Table 3

COMPARISON OF AVERAGE INCOME AND EXPENSES U.S. PRIVATE SECTOR

Five Year Control Sample
387 Buildings: 113.5 million square feet
Nominal U.S. Dollars per Square Foot

	1982	1983	1984	1985	1986	Difference 1982–1986
Income	12.61	13.87	14.82	15.80	15.89	
% Difference		9.8%	6.8%	6.6%	5.7%	26.0%
Total Operating Exp.	5.27	5.53	5.85	5.96	6.03	
% Difference		.9%	5.8%	1.9%	1.3%	14.4%
Fixed Expenses	1.76	1.74	1.91	2.20	2.40	
% Difference		−1.1%	9.8%	15.2%	9.1%	36.4%
Leasing Expenses	.30	.41	.45	.58	.61	
% Difference		36.7%	9.8%	28.9%	5.2%	103.3%
Total Expenses	7.21	7.58	8.11	8.09	8.91	
% Difference		5.1%	7.0%	−0.02%	10.1%	23.6%
Net Operating Income	5.40	6.29	6.71	7.71	6.98	
% Difference		16.5%	6.7%	14.9%	−9.5%	29.3%
% Difference, CPI		3.2%	4.3%	3.6%	3.0%	

Table 4

COMPARISON OF AVERAGE INCOME AND EXPENSES U.S. PRIVATE SECTOR

Five Year Control Sample
387 Buildings: 113.5 million square feet
Real 1982 U.S. Dollars per Square Foot
(Adjusted for annual change in CPI)

	1982	1983	1984	1985	1986	Difference 1982–1986
Income	12.61	13.42	13.73	14.10	13.76	
% Difference		6.6%	2.3%	2.7%	2.4%	9.1%
Total Operating Exp.	5.27	5.35	5.42	5.32	5.22	
% Difference		1.7%	1.3%	−1.8%	1.9%	−0.9%
Fixed Expenses	1.76	1.68	1.77	1.96	2.08	
% Difference		−4.3%	5.3%	10.7%	6.1%	18.2%
Leasing Expenses	.30	.40	.42	.52	.53	
% Difference		33.5%	5.0%	23.8%	1.9%	76.7%
Total Expenses	7.21	7.34	7.51	7.22	7.72	
% Difference		1.9%	2.3%	−3.9%	6.9%	7.1%
Net Operating Income	5.40	6.09	6.21	6.88	6.05	
% Difference		13.3%	2.0%	10.8%	−12.1%	12.0%
% Difference, CPI		3.2%	4.3%	3.6%	3.0%	

Table 5

Special Studies 1986
United States Private Sector

All Buildings—1986

U.S. PRIVATE SECTOR
ALL BUILDINGS

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3246 BLDS 550,647,187 SQ.FT.					518,792,123 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3021	14.86	11.37	7.90	15.07
RETAIL AREA	37.76	14.05	8.03	21.17	801				
OTHER AREA	12.78	6.76	3.48	11.88	351				
TOTAL RENT	15.26	11.40	7.98	15.17	3083				
MISCELLANEOUS	.97	.13	.03	.49	1947				
TOTAL INCOME	15.90	11.69	8.13	15.52	3074				
EXPENSE									
CLEANING	.97	.71	.52	.94	3100	1.03	.73	.55	1.00
REPAIR-MAINT	1.10	.77	.52	1.15	3207	.13	.81	.53	1.22
UTILITIES	1.66	1.52	1.11	1.94	3188	.20	1.57	1.15	2.03
RDS GNDS SEC	.40	.29	.16	.47	2987	.40	.29	.16	.47
ADMINISTRATIVE	.71	.65	.43	.91	3168	.71	.65	.43	.91
TOTAL OPER EXP	4.79	4.11	3.25	5.15	3225	2.49	4.25	3.37	5.42
FIXED EXPENSES	2.17	1.38	.87	2.04	3172	2.17	1.38	.87	2.04
TOTAL OPER+FIXED	6.92	5.61	4.42	7.07	3226	4.67	5.76	4.54	7.41
LEASING EXP	.78	.28	.08	.79	2580				
TOTAL PAYROLL	.99	.57	.36	.94	2578				
TOTAL CONTRACT	1.51	1.33	.85	1.86	2990				

AVG SQFT OFC TEN	6873	2885	AVG OFFICE OCCUPANCY	87.7	3210
AVG SQFT RET TEN	3047	919	AVG RETAIL OCCUPANCY	90.8	1033
AVG SQFT OFC WORK	275	2362	AVG RATE YR-END RENT	15.49	2868
			RENTABLE GROSS SQFT	.92	3250

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQ FT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.72	2573	ADMIN TOTAL	.66	2561
PAYROLL	.34	692	PAYROLL	.24	1572
CONTRACT	.57	2429	MGMT FEES	.43	2129
SUP MAT MISC	.06	2013	LEGAL FEES	.03	1384
TRASH REMOVAL	.04	2230	AUDIT FEES	.03	952
			GEN OFC EXP	.05	1927
REPR MAINT TOTAL	.80	2607	OTHER ADM EXP	.03	1671
PAYROLL	.33	1953			
ELEVATOR	.12	2196	FIXED EXP TOTAL	1.40	2570
HVAC	.11	2422	REAL ESTATE TAX	1.18	2490
ELECTRICAL	.04	2209	BUILDING INS	.17	2459
STRUCT ROOF	.03	1321	PERS PROP TAX	.01	488
PLUMBING	.01	1993	OTHER TAXES	.04	569
FIRE LIFE SFTY	.01	1187			
OTHER MAINT SUP	.15	2416	LEASING EXPENSES	.32	2040
			ADV PROMOTION	.03	1395
UTILITIES TOTAL	1.53	2600	COMM FEES	.16	1558
ELECTRIC	1.32	2579	TENANT ALTS	.32	1319
GAS	.14	1216	BUY-OUTS	.14	120
FUEL OIL	.03	238			
PURCH STEAM	.38	292	TOTAL PAYROLL	.59	2264
PURCH CH WTR	.52	81	CLEANING	.34	692
COAL	.07	7	REPAIR MAINT	.33	1953
WATER SEWER	.06	2460	RDS GROUNDS	.09	404
			SECURITY	.22	548
RDS GNDS SEC TOT	.28	2524	ADMINISTRATIVE	.24	1572
RDS GNDS TOTAL	.12	2153			
RDS GNDS PAYRL	.09	404	TOTAL CONTRACTS	1.37	2578
RDS GNDS CONTR	.09	1813	CLEANING	.57	2429
RDS GNDS OTHER	.02	1309	REPAIR MAINT	.29	1919
SECURITY TOTAL	.18	2097	RDS GROUNDS	.09	1813
SEC PAYROLL	.22	548	SECURITY	.13	1811
SEC CONTRACTS	.13	1871	ADMINISTRATIVE	.46	1837
SEC OTHER	.02	754			

All line items are computed as stand alone figures. Columns will not add to match totals.

Comparison of Identical Buildings (2 Years)

U.S. PRIVATE SECTOR COMPARISON OF IDENTICAL BUILDINGS (2 YEARS) 1985

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	1296 BLDS 290,301,027 SQ FT					272,750,550 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					1122	14.84	11.82	9.40	15.15
RETAIL AREA	15.77	13.50	8.46	21.08	418				
OTHER AREA	9.43	5.67	2.44	11.48	198				
TOTAL RENT	14.85	11.84	9.31	15.38	1188				
MISCELLANEOUS	.76	.17	.04	.55	789				
TOTAL INCOME	15.44	12.18	9.59	15.81	1188				
EXPENSE									
CLEANING	1.08	.73	.58	1.02	1296	1.14	.77	.60	1.09
REPAIR-MAINT	1.25	.87	.59	1.28	1296	1.32	.92	.60	1.34
UTILITIES	1.82	1.60	1.28	2.03	1296	1.89	1.64	1.28	2.10
RDS GNDS SEC	.39	.28	.16	.44	1241	.39	.28	.16	.44
ADMINISTRATIVE	.68	.62	.42	.88	1292	.68	.62	.42	.88
TOTAL OPER EXP	5.21	4.34	3.58	5.37	1296	5.48	4.53	3.68	5.67
FIXED EXPENSES	2.28	1.32	.84	1.94	1271	2.28	1.32	.84	1.94
TOTAL OPER+FIXED	7.36	5.76	4.64	7.27	1290	7.76	5.90	4.74	7.57
LEASING EXP	.67	.25	.08	.62	944				
TOTAL PAYROLL	1.18	.62	.36	1.08	954				
TOTAL CONTRACT	1.63	1.33	.93	1.88	1059				

AVG SQFT OFC TEN	8719	1214	AVG OFFICE OCCUPANCY	91.5	1257
AVG SQFT RET TEN	3212	494	AVG RETAIL OCCUPANCY	92.5	517
AVG SQFT OFC WORK	258	958	AVG RATE YR-END RENT	16.51	1160
			RENTABLE GROSS SQFT	.84	584

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.74	927	ADMIN TOTAL	.62	919
PAYROLL	.49	311	PAYROLL	.24	597
CONTRACT	.58	884	MGMT FEES	.41	746
SUP MAT MISC	.06	783	LEGAL FEES	.02	491
TRASH REMOVAL	.04	831	AUDIT FEES	.03	346
			GEN OFC EXP	.05	692
REPR MAINT TOTAL	.86	913	OTHER ADM EXP	.03	603
PAYROLL	.35	727			
ELEVATOR	.14	824	FIXED EXP TOTAL	1.28	910
HVAC	.10	879	REAL ESTATE TAX	1.15	880
ELECTRICAL	.04	818	BUILDING INS	.10	861
STRUCT ROOF	.03	453	PERS PROP TAX	.01	153
PLUMBING	.01	740	OTHER TAXES	.03	219
FIRE LIFE SFTY	.02	382			
OTHER MAINT SUP	.17	880	LEASING EXPENSES	.30	716
			ADV PROMOTION	.02	449
UTILITIES TOTAL	1.60	920	COMM FEES	.15	528
ELECTRIC	1.38	917	TENANT ALTS	.28	489
GAS	.17	409	BUY OUTS	.13	50
FUEL OIL	.04	90			
PURCH STEAM	.39	152	TOTAL PAYROLL	.64	726
PURCH CH WTR	.58	27	CLEANING	.49	285
COAL	.03	4	REPAIR MAINT	.35	659
WATER SEWER	.05	890	RDS GROUNDS	.06	163
			SECURITY	.28	200
RDS GNDS SEC TOT	.28	903	ADMINISTRATIVE	.24	521
RDS GNDS TOTAL	.10	732			
RDS GNDS PAYRL	.06	165	TOTAL CONTRACTS	1.41	772
RDS GNDS CONTR	.07	621	CLEANING	.58	752
RDS GNDS OTHER	.02	445	REPAIR MAINT	.28	694
SECURITY TOTAL	.19	824	RDS GROUNDS	.07	552
SEC PAYROLL	.23	249	SECURITY	.14	639
SEC CONTRACTS	.14	894	ADMINISTRATIVE	.40	650
SEC OTHER	.01	277			

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR COMPARISON OF IDENTICAL BUILDINGS (2 YEARS) 1986

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	1263 BLDS 288,157,927 SQ FT					271,218,402 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					1160	15.04	11.97	8.99	15.49
RETAIL AREA	20.14	15.00	8.13	21.83	418				
OTHER AREA	13.03	7.09	4.12	11.96	229				
TOTAL RENT	14.95	12.17	6.02	15.74	1190				
MISCELLANEOUS	1.32	.15	.04	.51	841				
TOTAL INCOME	15.89	12.46	9.21	16.09	1198				
EXPENSE									
CLEANING	1.14	.76	.59	1.06	1258	1.21	.79	.61	1.11
REPAIR MAINT	1.26	.87	.59	1.29	1260	.09	.94	.60	1.38
UTILITIES	1.78	1.58	1.20	1.99	1259	.12	1.64	1.24	2.11
RDS GNDS SEC	.43	.29	.17	.47	1227	.43	.29	.17	.47
ADMINISTRATIVE	.71	.65	.45	.93	1245	.71	.65	.45	.93
TOTAL OPER EXP	5.32	4.35	3.56	5.43	1263	2.61	4.52	3.65	5.76
FIXED EXPENSES	2.39	1.44	.95	2.17	1244	2.39	1.44	.95	2.17
TOTAL OPER+FIXED	7.68	5.90	4.75	7.57	1263	4.99	6.06	4.84	7.95
LEASING EXP	.71	.25	.09	.72	1010				
TOTAL PAYROLL	1.18	.63	.38	1.03	1077				
TOTAL CONTRACT	1.63	1.39	.94	2.00	1233				

AVG SQFT OFC TEN	9296	1153	AVG OFFICE OCCUPANCY	91.2	1258
AVG SQFT RET TEN	2978	477	AVG RETAIL OCCUPANCY	93.0	531
AVG SQFT OFC WORK	286	990	AVG RATE YR-END RENT	16.06	1131
			RENTABLE GROSS SQFT	.93	1263

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.76	1133	ADMIN TOTAL	.67	1124
PAYROLL	.42	334	PAYROLL	.23	725
CONTRACT	.60	1084	MGMT FEES	.44	927
SUP MAT MISC	.06	929	LEGAL FEES	.03	634
TRASH REMOVAL	.04	990	AUDIT FEES	.04	475
			GEN OFC EXP	.05	634
REPR MAINT TOTAL	.87	1135	OTHER ADM EXP	.03	758
PAYROLL	.36	893			
ELEVATOR	.14	1015	FIXED EXP TOTAL	1.44	1123
HVAC	.11	1073	REAL ESTATE TAX	1.23	1093
ELECTRICAL	.04	997	BUILDING INS	.17	1085
STRUCT ROOF	.05	584	PERS PROP TAX	.00	249
PLUMBING	.01	905	OTHER TAXES	.05	270
FIRE LIFE SFTY	.01	508			
OTHER MAINT SUP	.16	1077	LEASING EXPENSES	.28	916
			ADV PROMOTION	.02	603
UTILITIES TOTAL	1.58	1136	COMM FEES	.13	693
ELECTRIC	1.34	1129	TENANT ALTS	.22	615
GAS	.13	552	BUY-OUTS	.13	81
FUEL OIL	.04	133			
PURCH STEAM	.37	174	TOTAL PAYROLL	.64	1016
PURCH CH WTR	.53	37	CLEANING	.42	334
COAL	.04	1	REPAIR MAINT	.36	893
WATER SEWER	.06	1092	RDS GROUNDS	.06	183
			SECURITY	.22	269
RDS GNDS SEC TOT	.28	1110	ADMINISTRATIVE	.23	725
RDS GNDS TOTAL	.10	927			
RDS GNDS PAYRL	.08	183	TOTAL CONTRACTS	1.41	1130
RDS GNDS CONTR	.07	792	CLEANING	.60	1084
RDS GNDS OTHER	.02	582	REPAIR MAINT	.31	824
SECURITY TOTAL	.19	991	RDS GROUNDS	.07	792
SEC PAYROLL	.22	269	SECURITY	.14	855
SEC CONTRACTS	.14	855	ADMINISTRATIVE	.47	808
SEC OTHER	.01	353			

All line items are computed as stand alone figures. Columns will not add to match totals.

Comparison of Identical Buildings (5 Years)

U.S. PRIVATE SECTOR
COMPARISON OF IDENTICAL BUILDINGS (5 YEARS)
1982

INCOME	TOTAL BUILDING RENTABLE AREA: 399 BLDS 112,617,468 SQ.FT. DOLLARS SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA: 103,796,638 SQ.FT. DOLLAR SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA					336	11.92	10.46	8.52	12.17
RETAIL AREA	14.53	10.38	7.11	14.46	183				
OTHER AREA	8.04	4.69	2.42	11.33	115				
TOTAL RENT	11.93	10.30	8.47	12.28	361				
MISCELLANEOUS	.83	.18	.05	.71	269				
TOTAL INCOME	12.61	10.73	8.59	12.54	362				
EXPENSE									
CLEANING	1.18	.83	.66	1.20	399	1.28	.87	.69	1.29
REPAIR-MAINT	1.25	.88	.57	1.22	399	1.35	.94	.61	1.34
UTILITIES	1.89	1.52	1.12	1.90	399	2.01	1.57	1.20	1.97
RDS GNDS SEC	.35	.25	.14	.41	385	.35	.25	.14	.41
ADMINISTRATIVE	.60	.52	.36	.71	396	.60	.52	.36	.71
TOTAL OPER EXP	5.27	4.14	3.33	5.11	399	5.66	4.34	3.49	5.52
FIXED EXPENSES	1.76	1.07	.72	1.52	376	1.76	1.07	.72	1.52
TOTAL OPER+FIXED	7.00	5.36	4.24	6.65	378	7.34	5.51	4.36	7.01
LEASING EXP	.30	.20	.06	.43	274				
TOTAL PAYROLL	1.42	.68	.35	1.74	306				
TOTAL CONTRACT	1.44	1.22	.71	1.67	329				

AVG SQFT OFC TEN	8234	378	AVG OFFICE OCCUPANCY	97.1	399
AVG SQFT RET TEN	3751	200	AVG RETAIL OCCUPANCY	96.9	223
AVG SQFT OFC WORK	258	305	AVG RATE YR-END RENT	15.62	354
			RENTABLE GROSS SQFT	.84	143

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.83	399	ADMIN TOTAL	.52	396
PAYROLL	.58	178	PAYROLL	.20	239
CONTRACT	.62	327	MGMT FEES	.32	260
SUP MAT MISC	.06	290	LEGAL FEES	.02	155
TRASH REMOVAL	.03	296	AUDIT FEES	.02	111
			GEN OFC EXP	.03	258
REPR MAINT TOTAL	.88	399	OTHER ADM EXP	.02	198
PAYROLL	.39	269			
ELEVATOR	.16	318	FIXED EXP TOTAL	1.07	376
HVAC	.10	326	REAL ESTATE TAX	.98	336
ELECTRICAL	.04	308	BUILDING INS	.07	341
STRUCT ROOF	.04	150	PERS PROP TAX	.00	63
PLUMBING	.01	266	OTHER TAXES	.03	74
FIRE LIFE SFTY	.06	307			
OTHER MAINT SUP	.09	297	LEASING EXPENSES	.20	274
			ADV PROMOTION	.01	115
UTILITIES TOTAL	1.52	399	COMM FEES	.11	207
ELECTRIC	1.15	366	TENANT ALTS	.11	184
GAS	.16	154	BUY-OUTS	.02	11
FUEL OIL	.04	36			
PURCH STEAM	.38	92	TOTAL PAYROLL	.68	306
PURCH CH WTR	.69	18	CLEANING	.65	184
COAL	.03	1	REPAIR MAINT	.41	258
WATER SEWER	.05	353	RDS GROUNDS	.04	73
			SECURITY	.20	105
RDS GNDS SEC TOT	.25	385	ADMINISTRATIVE	.20	221
RDS GNDS TOTAL	.06	255			
RDS GNDS PAYRL	.05	76	TOTAL CONTRACTS	1.22	329
RDS GNDS CONTR	.04	214	CLEANING	.62	289
RDS GNDS OTHER	.02	157	REPAIR MAINT	.29	252
SECURITY TOTAL	.19	319	RDS GROUNDS	.04	195
SEC PAYROLL	.20	114	SECURITY	.12	240
SEC CONTRACTS	.11	257	ADMINISTRATIVE	.31	194
SEC OTHER	.01	115			

"All line items are computed as stand alone figures. Columns will not add to match totals."

U.S. PRIVATE SECTOR
COMPARISON OF IDENTICAL BUILDINGS (5 YEARS)
1983

INCOME	TOTAL BUILDING RENTABLE AREA: 400 BLDS 112,956,382 SQ.FT. DOLLARS SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA: 104,298,238 SQ.FT. DOLLAR SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA					349	13.20	11.08	9.19	13.16
RETAIL AREA	16.75	12.37	7.57	16.57	156				
OTHER AREA	9.62	6.33	3.24	17.07	110				
TOTAL RENT	13.18	11.05	9.25	13.17	363				
MISCELLANEOUS	.86	.20	.03	.60	262				
TOTAL INCOME	13.87	11.43	9.39	13.75	363				
EXPENSE									
CLEANING	1.21	.85	.65	1.24	400	1.30	.89	.68	1.35
REPAIR-MAINT	1.36	.90	.63	1.34	400	1.47	.98	.67	1.45
UTILITIES	1.95	1.60	1.16	1.97	400	2.05	1.67	1.22	2.06
RDS GNDS SEC	.39	.26	.15	.43	386	.39	.26	.15	.43
ADMINISTRATIVE	.63	.56	.39	.82	398	.63	.56	.39	.82
TOTAL OPER EXP	5.53	4.36	3.44	5.43	400	5.92	4.64	3.66	5.86
FIXED EXPENSES	1.74	1.16	.77	1.57	390	1.74	1.16	.77	1.57
TOTAL OPER+FIXED	7.27	5.55	4.46	6.99	395	7.66	5.76	4.76	7.62
LEASING EXP	.41	.23	.07	.52	303				
TOTAL PAYROLL	1.49	.70	.41	1.72	339				
TOTAL CONTRACT	1.55	1.28	.84	1.76	346				

AVG SQFT OFC TEN	8570	373	AVG OFFICE OCCUPANCY	95.9	400
AVG SQFT RET TEN	3568	172	AVG RETAIL OCCUPANCY	97.4	197
AVG SQFT OFC WORK	231	305	AVG RATE YR-END RENT	15.89	338
			RENTABLE GROSS SQFT	.84	158

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.85	368	ADMIN TOTAL	.57	359
PAYROLL	.66	193	PAYROLL	.22	256
CONTRACT	.60	341	MGMT FEES	.35	276
SUP MAT MISC	.06	318	LEGAL FEES	.02	163
TRASH REMOVAL	.03	328	AUDIT FEES	.03	114
			GEN OFC EXP	.04	262
REPR MAINT TOTAL	.89	363	OTHER ADM EXP	.03	234
PAYROLL	.44	304			
ELEVATOR	.18	340	FIXED EXP TOTAL	1.12	363
HVAC	.10	344	REAL ESTATE TAX	1.03	352
ELECTRICAL	.03	327	BUILDING INS	.07	357
STRUCT ROOF	.04	151	PERS PROP TAX	.00	71
PLUMBING	.01	279	OTHER TAXES	.05	74
FIRE LIFE SFTY	.06	324			
OTHER MAINT SUP	.11	317	LEASING EXPENSES	.23	280
			ADV PROMOTION	.01	117
UTILITIES TOTAL	1.60	400	COMM FEES	.11	205
ELECTRIC	1.24	373	TENANT ALTS	.14	188
GAS	.17	153	BUY-OUTS	.09	15
FUEL OIL	.10	36			
PURCH STEAM	.38	102	TOTAL PAYROLL	.73	328
PURCH CH WTR	.67	19	CLEANING	.69	186
COAL			REPAIR MAINT	.45	291
WATER SEWER	.05	355	RDS GROUNDS	.04	95
			SECURITY	.24	116
RDS GNDS SEC TOT	.28	386	ADMINISTRATIVE	.22	247
RDS GNDS TOTAL	.05	274			
RDS GNDS PAYRL	.04	95	TOTAL CONTRACTS	1.28	326
RDS GNDS CONTR	.04	212	CLEANING	.63	307
RDS GNDS OTHER	.02	153	REPAIR MAINT	.29	252
SECURITY TOTAL	.18	343	RDS GROUNDS	.04	194
SEC PAYROLL	.23	121	SECURITY	.13	246
SEC CONTRACTS	.13	260	ADMINISTRATIVE	.38	223
SEC OTHER	.01	129			

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Comparison of Identical Buildings (5 Years)

U.S. PRIVATE SECTOR
COMPARISON OF IDENTICAL BUILDINGS (5 YEARS)
1984

INCOME	TOTAL BUILDING RENTABLE AREA 401 BLDS 112,679,557 SQ.FT. DOLLARS SQ.FT. AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA 103,944,250 SQ.FT. DOLLAR SQ.FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA					348	14.10	11.37	9.19	14.18
RETAIL AREA	18.25	12.69	6.73	17.66	152				
OTHER AREA	9.55	5.64	3.04	12.18	106				
TOTAL RENT	14.09	11.31	9.18	14.31	361				
MISCELLANEOUS	.93	.20	.03	.59	265				
TOTAL INCOME	14.82	11.56	9.50	14.53	361				
EXPENSE									
CLEANING	1.29	.84	.65	1.19	401	1.39	.88	.67	1.30
REPAIR-MAINT	1.47	1.02	.68	1.47	401	1.58	1.08	.70	1.53
UTILITIES	2.05	1.72	1.25	2.08	401	2.16	1.77	1.32	2.14
RDS GNDS SEC	.41	.28	.15	.43	389	.41	.28	.15	.43
ADMINISTRATIVE	.66	.57	.42	.79	397	.66	.57	.42	.79
TOTAL OPER EXP	5.85	4.48	3.65	5.66	401	6.27	4.75	3.87	6.11
FIXED EXPENSES	1.91	1.21	.82	1.75	396	1.91	1.21	.82	1.75
TOTAL OPER+FIXED	7.76	5.73	4.74	7.37	401	8.18	5.93	4.99	7.74
LEASING EXP	.45	.23	.06	.48	318				
TOTAL PAYROLL	1.50	.80	.41	1.64	329				
TOTAL CONTRACT	1.73	1.41	.87	2.00	334				

AVG SQFT OFC TEN	9514	379	AVG OFFICE OCCUPANCY	94.9	397
AVG SQFT RET TEN	3539	172	AVG RETAIL OCCUPANCY	96.9	186
AVG SQFT OFC WORK	254	299	AVG RATE YR END RENT	16.40	348
			RENTABLE GROSS SQFT	.82	173

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	BLDS	COMPONENT	MEDIAN	BLDS
CLEANING TOTAL	.84	363	ADMIN TOTAL	.57	352
PAYROLL	.70	183	PAYROLL	.23	241
CONTRACT	.58	339	MGMT FEES	.35	271
SUP MAT MISC	.06	303	LEGAL FEES	.02	169
TRASH REMOVAL	.03	317	AUDIT FEES	.03	120
			GEN OFC EXP	.04	275
REPR MAINT TOTAL	1.02	357	OTHER ADM EXP	.03	233
PAYROLL	.44	296			
ELEVATOR	.18	326	FIXED EXP TOTAL	1.18	361
HVAC	.11	343	REAL ESTATE TAX	1.12	350
ELECTRICAL	.04	324	BUILDING INS	.07	353
STRUCT ROOF	.04	177	PERS PROP TAX	.00	[illegible]
PLUMBING	.02	274	OTHER TAXES	.03	83
FIRE LIFE SFTY	.06	296			
OTHER MAINT SUP	.13	338	LEASING EXPENSES	.24	294
			ADV PROMOTION	.01	136
UTILITIES TOTAL	1.73	363	COMM FEES	.10	221
ELECTRIC	1.35	362	TENANT ALTS	.19	198
GAS	.19	150	BUY-OUTS	.28	10
FUEL OIL	.05	34			
PURCH STEAM	.40	89	TOTAL PAYROLL	.83	304
PURCH CH WTR	.02	18	CLEANING	.66	177
COAL	.07	1	REPAIR MAINT	.44	281
WATER SEWER	.05	351	RDS GROUNDS	.04	88
			SECURITY	.27	111
RDS GNDS SEC TOT	.28	351	ADMINISTRATIVE	.23	233
RDS GNDS TOTAL	.07	273			
RDS GNDS PAYRL	.05	90	TOTAL CONTRACTS	1.49	307
RDS GNDS CONTR	.05	224	CLEANING	.63	295
RDS GNDS OTHER	.03	149	REPAIR MAINT	.33	246
SECURITY TOTAL	.19	334	RDS GROUNDS	.04	201
SEC PAYROLL	.27	120	SECURITY	.14	245
SEC CONTRACTS	.13	274	ADMINISTRATIVE	.36	261
SEC OTHER	.02	128			

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
COMPARISON OF IDENTICAL BUILDINGS (5 YEARS)
1985

INCOME	TOTAL BUILDING RENTABLE AREA 403 BLDS 115,287,325 SQ.FT. DOLLARS SQ.FT. AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA 106,889,943 SQ.FT. DOLLAR SQ.FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA					336	15.08	11.83	9.87	14.53
RETAIL AREA	19.86	13.70	8.49	19.74	172				
OTHER AREA	8.58	4.60	2.01	10.84	97				
TOTAL RENT	14.98	11.94	9.62	14.48	360				
MISCELLANEOUS	1.07	.16	.03	.57	253				
TOTAL INCOME	15.80	12.31	9.75	15.08	360				
EXPENSE									
CLEANING	1.31	.83	.64	1.25	403	1.41	.87	.68	1.35
REPAIR-MAINT	1.52	1.06	.71	1.41	403	1.64	1.14	.75	1.57
UTILITIES	2.03	1.78	1.28	2.15	403	2.14	1.82	1.33	2.24
RDS GNDS SEC	.42	.28	.16	.48	386	.42	.28	.16	.48
ADMINISTRATIVE	.69	.61	.43	.84	403	.69	.61	.43	.84
TOTAL OPER EXP	5.96	4.66	3.79	5.78	403	6.38	4.88	3.91	6.29
FIXED EXPENSES	2.20	1.32	.92	1.86	397	2.20	1.32	.92	1.86
TOTAL OPER+FIXED	7.98	5.95	5.04	7.51	397	8.58	6.28	5.19	8.01
LEASING EXP	.58	.26	.07	.59	316				
TOTAL PAYROLL	1.52	.77	.42	1.63	343				
TOTAL CONTRACT	1.76	1.34	.83	1.97	351				

AVG SQFT OFC TEN	9350	381	AVG OFFICE OCCUPANCY	94.4	396
AVG SQFT RET TEN	3326	208	AVG RETAIL OCCUPANCY	97.5	218
AVG SQFT OFC WORK	262	314	AVG RATE YR-END RENT	16.29	358
			RENTABLE GROSS SQFT	.83	157

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	BLDS	COMPONENT	MEDIAN	BLDS
CLEANING TOTAL	.85	309	ADMIN TOTAL	.61	305
PAYROLL	.59	147	PAYROLL	.25	207
CONTRACT	.59	295	MGMT FEES	.37	223
SUP MAT MISC	.06	277	LEGAL FEES	.02	147
TRASH REMOVAL	.03	275	AUDIT FEES	.03	114
			GEN OFC EXP	.04	235
REPR MAINT TOTAL	1.07	304	OTHER ADM EXP	.03	207
PAYROLL	.46	252			
ELEVATOR	.18	277	FIXED EXP TOTAL	1.27	305
HVAC	.11	292	REAL ESTATE TAX	1.17	292
ELECTRICAL	.05	280	BUILDING INS	.09	296
STRUCT ROOF	.05	135	PERS PROP TAX	.00	61
PLUMBING	.02	235	OTHER TAXES	.03	70
FIRE LIFE SFTY	.02	112			
OTHER MAINT SUP	.19	301	LEASING EXPENSES	.27	242
			ADV PROMOTION	.01	138
UTILITIES TOTAL	1.74	306	COMM FEES	.11	172
ELECTRIC	1.38	304	TENANT ALTS	.28	180
GAS	.18	148	BUY-OUTS	.09	20
FUEL OIL	.04	35			
PURCH STEAM	.39	79	TOTAL PAYROLL	.82	287
PURCH CH WTR	.59	13	CLEANING	.56	147
COAL			REPAIR MAINT	.46	242
WATER SEWER	.06	300	RDS GROUNDS	.04	52
			SECURITY	.23	104
RDS GNDS SEC TOT	.29	299	ADMINISTRATIVE	.25	194
RDS GNDS TOTAL	.08	226			
RDS GNDS PAYRL	.04	54	TOTAL CONTRACTS	1.36	272
RDS GNDS CONTR	.05	184	CLEANING	.60	264
RDS GNDS OTHER	.02	136	REPAIR MAINT	.29	250
SECURITY TOTAL	.20	278	RDS GROUNDS	.05	170
SEC PAYROLL	.23	120	SECURITY	.14	211
SEC CONTRACTS	.13	223	ADMINISTRATIVE	.37	214
SEC OTHER	.02	99			

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Comparison of Identical Buildings (5 Years)

U.S. PRIVATE SECTOR
COMPARISON OF IDENTICAL BUILDINGS (5 YEARS)
1986

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	387 BLDS 113,499,317 SQ.FT					105,697,637 SQ.FT			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					348	14.95	11.86	8.68	14.91
RETAIL AREA	21.38	14.52	7.73	21.24	164				
OTHER AREA	11.66	6.66	3.49	11.64	107				
TOTAL RENT	14.84	11.90	8.61	14.91	350				
MISCELLANEOUS	1.39	.14	.04	.60	257				
TOTAL INCOME	15.89	12.29	8.80	15.27	356				
EXPENSE									
CLEANING	1.37	.85	.63	1.17	385	1.47	.87	.67	1.30
REPAIR-MAINT	1.56	1.03	.70	1.45	387	1.67	1.09	.72	1.54
UTILITIES	1.95	1.67	1.24	2.17	387	2.07	1.77	1.27	2.25
RDS GNDS SEC	.47	.30	.17	.50	376	.47	.30	.17	.50
ADMINISTRATIVE	.70	.63	.41	.88	381	.70	.63	.41	.88
TOTAL OPER EXP	6.03	4.59	3.68	5.94	387	6.44	4.91	3.83	6.28
FIXED EXPENSES	2.40	1.44	.99	2.10	379	2.40	1.44	.99	2.10
TOTAL OPER+FIXED	8.42	6.00	4.93	8.12	387	8.85	6.25	5.10	8.40
LEASING EXP	.61	.26	.10	.64	309				
TOTAL PAYROLL	1.52	.78	.43	1.42	360				
TOTAL CONTRACT	1.83	1.28	.82	1.89	383				

AVG SQFT OFC TEN	8321	348	AVG OFFICE OCCUPANCY	93.2	386
AVG SQFT RET TEN	3014	194	AVG RETAIL OCCUPANCY	97.0	207
AVG SQFT OFC WORK	303	299	AVG RATE YR END RENT	16.23	340
			RENTABLE GROSS SQFT	93	387

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA - MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.85	375	ADMIN TOTAL	.63	371
PAYROLL	.46	157	PAYROLL	.24	250
CONTRACT	.62	358	MGMT FEES	.38	274
SUP MAT MISC	.06	312	LEGAL FEES	.03	196
TRASH REMOVAL	.04	329	AUDIT FEES	.03	139
			GEN OFC EXP	.04	272
			OTHER ADM EXP	.04	254
REPR MAINT TOTAL	1.02	377			
PAYROLL	.42	315	FIXED EXP TOTAL	1.42	370
ELEVATOR	.17	337	REAL ESTATE TAX	1.19	358
HVAC	.11	357	BUILDING INS	.16	362
ELECTRICAL	.05	331	PERS PROP TAX	.00	86
STRUCT ROOF	.07	180	OTHER TAXES	.05	93
PLUMBING	.01	286			
FIRE LIFE SFTY	.01	160	LEASING EXPENSES	.26	303
OTHER MAINT SUP	.17	356	ADV PROMOTION	.02	181
			COMM FEES	.11	227
UTILITIES TOTAL	1.67	377	TENANT ALTS	.24	214
ELECTRIC	1.34	375			
GAS	.15	180	BUY-OUTS	.11	22
FUEL OIL	.05	48			
PURCH STEAM	.34	88	TOTAL PAYROLL	.76	351
PURCH CH WTR	.51	22	CLEANING	.46	157
COAL			REPAIR MAINT	.42	315
WATER SEWER	.08	360	RDS GROUNDS	.08	79
			SECURITY	.26	116
RDS GNDS SEC TOT	.29	366	ADMINISTRATIVE	.24	250
RDS GNDS TOTAL	.09	290			
RDS GNDS PAYRL	.08	79	TOTAL CONTRACTS	1.30	374
RDS GNDS CONTR	.05	226	CLEANING	.62	358
RDS GNDS OTHER	.01	190	REPAIR MAINT	.33	258
SECURITY TOTAL	.21	323	RDS GROUNDS	.05	226
SEC PAYROLL	.26	116	SECURITY	.15	268
SEC CONTRACTS	.15	268	ADMINISTRATIVE	.40	240
SEC OTHER	.01	121			

All line items are computed as stand alone figures. Columns will not add to match totals.

Agency Managed

U.S. PRIVATE SECTOR
AGENCY MANAGED
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	900 BLDS 236,250,767 SQ.FT.					223,346,305 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					855	14.43	12.16	7.83	16.96
RETAIL AREA	19.08	14.74	8.48	23.27	389				
OTHER AREA	13.44	6.61	3.40	10.72	143				
TOTAL RENT	14.41	12.20	7.99	16.84	868				
MISCELLANEOUS	1.12	.19	.05	.62	598				
TOTAL INCOME	15.21	12.60	8.17	17.29	874				
EXPENSE									
CLEANING	1.00	.75	.55	1.08	871	1.06	.81	.58	1.17
REPAIR-MAINT	1.11	.91	.61	1.30	896	1.17	.96	.65	1.38
UTILITIES	1.69	1.51	1.08	1.96	891	1.78	1.58	1.13	2.09
RDS GNDS SEC	.35	.25	.13	.45	863	.35	.25	.13	.45
ADMINISTRATIVE	.69	.67	.42	.92	892	.69	.67	.42	.92
TOTAL OPER EXP	4.83	4.30	3.37	5.39	897	5.07	4.53	3.54	5.80
FIXED EXPENSES	2.62	1.45	.83	2.61	878	2.62	1.45	.83	2.61
TOTAL OPER+FIXED	7.42	5.91	4.47	7.95	897	7.70	6.15	4.67	8.43
LEASING EXP	.88	.27	.08	.87	730				
TOTAL PAYROLL	.93	.63	.41	.96	758				
TOTAL CONTRACT	1.54	1.36	.83	2.01	874				

AVG SQFT OFC TEN	9175	832	AVG OFFICE OCCUPANCY	89.2	894
AVG SQFT RET TEN	2927	430	AVG RETAIL OCCUPANCY	90.2	488
AVG SQFT OFC WORK	268	672	AVG RATE YR-END RENT	16.72	818
			RENTABLE GROSS SQFT	.91	900

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.76	746	ADMIN TOTAL	.70	745
PAYROLL	.36	214	PAYROLL	.21	437
CONTRACT	.62	695	MGMT FEES	.40	708
SUP MAT MISC	.05	592	LEGAL FEES	.03	449
TRASH REMOVAL	.04	656	AUDIT FEES	.04	340
			GEN OFC EXP	.04	557
REPR MAINT TOTAL	.93	749	OTHER ADM EXP	.03	517
PAYROLL	.40	589			
ELEVATOR	.17	716	FIXED EXP TOTAL	1.49	735
HVAC	.11	699	REAL ESTATE TAX	1.29	707
ELECTRICAL	.04	656	BUILDING INS	.19	703
STRUCT ROOF	.04	348	PERS PROP TAX	.01	143
PLUMBING	.01	604	OTHER TAXES	.04	203
FIRE LIFE SFTY	.02	372			
OTHER MAINT SUP	.15	703	LEASING EXPENSES	.35	601
			ADV PROMOTION	.03	391
UTILITIES TOTAL	1.56	748	COMM FEES	.16	472
ELECTRIC	1.30	738	TENANT ALTS	.34	387
GAS	.13	387	BUY-OUTS	.19	36
FUEL OIL	.07	92			
PURCH STEAM	.35	177	TOTAL PAYROLL	.63	670
PURCH CH WTR	.48	49	CLEANING	.36	214
COAL	.08	2	REPAIR MAINT	.40	589
WATER SEWER	.06	696	RDS GROUNDS	.07	72
			SECURITY	.22	233
RDS GNDS SEC TOT	.26	719	ADMINISTRATIVE	.21	437
RDS GNDS TOTAL	.04	525			
RDS GNDS PAYRL	.07	72	TOTAL CONTRACTS	1.42	741
RDS GNDS CONTR	.04	389	CLEANING	.62	695
RDS GNDS OTHER	.01	318	REPAIR MAINT	.32	558
SECURITY TOTAL	.22	669	RDS GROUNDS	.04	389
SEC PAYROLL	.22	233	SECURITY	.16	557
SEC CONTRACTS	.16	557	ADMINISTRATIVE	.44	594
SEC OTHER	.01	256			

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U.S. PRIVATE SEGTOR
AGENCY MANAGED
DOWNTOWN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	132 BLDS 3,991,004 SQ.FT.					3,726,729 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					127	11.80	10.11	6.51	13.93
RETAIL AREA	17.29	15.58	8.41	25.69	37				
OTHER AREA	6.75	5.11	1.47	12.83	6				
TOTAL RENT	12.04	10.04	6.86	14.40	130				
MISCELLANEOUS	.69	.17	.06	.42	64				
TOTAL INCOME	12.38	10.10	7.02	14.54	130				
EXPENSE									
CLEANING	.78	.70	.48	.94	125	.83	.74	.49	1.06
REPAIR-MAINT	1.01	.76	.49	1.20	132	1.07	.80	.52	1.33
UTILITIES	1.56	1.47	.98	1.90	129	1.65	1.52	1.10	2.05
RDS GNDS SEC	.31	.19	.05	.44	115	.31	.19	.05	.44
ADMINISTRATIVE	.71	.59	.39	.88	132	.71	.59	.39	.88
TOTAL OPER EXP	4.24	3.93	2.76	5.10	132	4.53	4.02	3.03	5.68
FIXED EXPENSES	1.84	1.18	.70	2.06	129	1.84	1.18	.70	2.06
TOTAL OPER+FIXED	6.04	5.32	3.76	6.94	132	6.39	5.40	3.78	8.16
LEASING EXP	.76	.30	.09	.80	96				
TOTAL PAYROLL	.72	.52	.25	.82	82				
TOTAL CONTRACT	1.50	1.32	.86	1.94	127				

AVG SQFT OFC TEN	2440	125	AVG OFFICE OCCUPANCY	87.1	129
AVG SQFT RET TEN	2210	38	AVG RETAIL OCCUPANCY	88.0	43
AVG SQFT OFC WORK	216	95	AVG RATE YR-END RENT	13.58	122
			RENTABLE GROSS SQFT	.94	132

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.71	113	ADMIN TOTAL	.63	116
PAYROLL	.25	15	PAYROLL	.20	22
CONTRACT	.60	105	MGMT FEES	.47	113
SUP MAT MISC	.07	86	LEGAL FEES	.04	64
TRASH REMOVAL	.04	99	AUDIT FEES	.08	48
			GEN OFC EXP	.04	66
REPR MAINT TOTAL	.76	116	OTHER ADM EXP	.03	73
PAYROLL	.45	68			
ELEVATOR	.13	98	FIXED EXP TOTAL	1.18	113
HVAC	.17	102	REAL ESTATE TAX	.96	109
ELECTRICAL	.05	95	BUILDING INS	.19	108
STRUCT ROOF	.06	53	PERS PROP TAX	.05	9
PLUMBING	.02	85	OTHER TAXES	.08	15
FIRE LIFE SFTY	.04	61			
OTHER MAINT SUP	.15	107	LEASING EXPENSES	.35	82
			ADV PROMOTION	.05	55
UTILITIES TOTAL	1.50	115	COMM FEES	.23	62
ELECTRIC	1.27	111	TENANT ALTS	.29	39
GAS	.20	68	BUY-OUTS	.25	3
FUEL OIL	.28	8			
PURCH STEAM	.46	8	TOTAL PAYROLL	.51	79
PURCH CH WTR	.02	1	CLEANING	.25	15
COAL	.04	1	REPAIR MAINT	.45	68
WATER SEWER	.06	109	RDS GROUNDS	.11	11
			SECURITY	.14	20
RDS GNDS SEC TOT	.19	101	ADMINISTRATIVE	.20	22
RDS GNDS TOTAL	.09	73			
RDS GNDS PAYRL	.11	11	TOTAL CONTRACTS	1.34	114
RDS GNDS CONTR	.09	57	CLEANING	.60	105
RDS GNDS OTHER	.04	37	REPAIR MAINT	.34	88
SECURITY TOTAL	.13	74	RDS GROUNDS	.09	57
SEC PAYROLL	.14	20	SECURITY	.06	65
SEC CONTRACTS	.08	65	ADMINISTRATIVE	.51	85
SEC OTHER	.03	26			

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U.S. PRIVATE SECTOR
AGENCY MANAGED
DOWNTOWN 50,000 - 100,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	124 BLDS 9,026,760 SQ FT					8,444,080 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					123	10.80	10.32	6.56	14.91
RETAIL AREA	13.56	15.07	8.84	22.10	44				
OTHER AREA	14.85	8.10	3.34	11.64	11				
TOTAL RENT	11.04	10.53	5.97	14.82	124				
MISCELLANEOUS	36	05	01	34	64				
TOTAL INCOME	11.22	10.53	8.32	15.13	124				
EXPENSE									
CLEANING	76	68	46	93	117	81	71	55	1.04
REPAIR-MAINT	83	79	45	1.10	123	88	86	48	1.26
UTILITIES	1.38	1.49	99	1.83	120	1.46	1.60	1.06	1.92
RDS GNDS SEC	29	21	09	47	119	29	21	09	47
ADMINISTRATIVE	64	55	37	81	122	64	56	37	81
TOTAL OPER EXP	3.81	3.87	3.02	4.92	123	4.02	4.13	3.12	5.16
FIXED EXPENSES	1.47	1.18	68	1.77	120	1.47	1.18	68	1.77
TOTAL OPER+FIXED	5.26	5.13	3.88	6.47	123	5.54	5.34	4.21	7.14
LEASING EXP	77	11	05	66	100				
TOTAL PAYROLL	75	56	33	96	93				
TOTAL CONTRACT	1.25	1.18	76	1.67	118				

AVG SQFT OFC TEN	3953	120	AVG OFFICE OCCUPANCY	87.2	124
AVG SQFT RET TEN	2634	47	AVG RETAIL OCCUPANCY	89.3	51
AVG SQFT OFC WORK	225	83	AVG RATE YR END RENT	13.17	116
			RENTABLE GROSS SQFT	95	124

COMPONENT COSTS TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	70	103	ADMIN TOTAL	63	102
PAYROLL	28	32	PAYROLL	24	37
CONTRACT	52	97	MGMT FEES	40	100
SUP MAT MISC	06	79	LEGAL FEES	03	57
TRASH REMOVAL	04	86	AUDIT FEES	03	47
			GEN OFC EXP	03	67
REPR MAINT TOTAL	88	103	OTHER ADM EXP	03	59
PAYROLL	35	82			
ELEVATOR	12	102	FIXED EXP TOTAL	1.19	100
HVAC	13	96	REAL ESTATE TAX	96	95
ELECTRICAL	04	87	BUILDING INS	17	95
STRUCT ROOF	03	47	PERS PROP TAX	01	12
PLUMBING	01	80	OTHER TAXES	05	33
FIRE LIFE SFTY	02	48			
OTHER MAINT SUP	12	99	LEASING EXPENSES	18	82
			ADV PROMOTION	02	54
UTILITIES TOTAL	1.59	102	COMM FEES	11	66
ELECTRIC	1.25	102	TENANT ALTS	28	49
GAS	14	57	BUY-OUTS	63	2
FUEL OIL	19	12			
PURCH STEAM	30	15	TOTAL PAYROLL	57	89
PURCH CH WTR	01	2	CLEANING	28	32
COAL			REPAIR MAINT	35	82
WATER SEWER	06	91	RDS GROUNDS	06	6
			SECURITY	27	29
RDS GNDS SEC TOT	27	99	ADMINISTRATIVE	24	37
RDS GNDS TOTAL	07	63			
RDS GNDS PAYRL	06	6	TOTAL CONTRACTS	1.24	102
RDS GNDS CONTR	05	42	CLEANING	52	97
RDS GNDS OTHER	02	46	REPAIR MAINT	28	78
SECURITY TOTAL	23	89	RDS GROUNDS	05	42
SEC PAYROLL	27	29	SECURITY	11	75
SEC CONTRACTS	11	75	ADMINISTRATIVE	46	78
SEC OTHER	02	22			

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U.S. PRIVATE SECTOR
AGENCY MANAGED
DOWNTOWN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	271 BLDS 51,978,383 SQ FT					43,050,788 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					257	14.11	12.78	9.17	18.88
RETAIL AREA	17.99	15.37	8.79	24.33	134				
OTHER AREA	9.77	7.48	4.91	11.37	51				
TOTAL RENT	14.22	12.86	9.28	18.93	259				
MISCELLANEOUS	56	16	05	56	186				
TOTAL INCOME	14.54	13.51	9.39	19.01	260				
EXPENSE									
CLEANING	90	77	61	1.09	264	95	85	64	1.16
REPAIR MAINT	1.06	1.02	69	1.40	270	1.12	1.08	71	1.46
UTILITIES	1.58	1.51	1.13	1.99	270	1.66	1.61	1.17	2.12
RDS GNDS SEC	36	27	14	46	263	36	27	14	48
ADMINISTRATIVE	82	74	50	1.07	267	82	74	50	1.07
TOTAL OPER EXP	4.69	4.65	3.62	5.56	270	4.93	4.91	3.79	5.96
FIXED EXPENSES	1.95	1.48	85	2.65	265	1.95	1.48	85	2.65
TOTAL OPER+FIXED	6.60	6.31	4.83	7.98	270	6.87	6.42	4.96	8.34
LEASING EXP	1.01	37	12	99	218				
TOTAL PAYROLL	91	70	48	1.00	251				
TOTAL CONTRACT	1.58	1.44	85	2.11	264				

AVG SQFT OFC TEN	5991	256	AVG OFFICE OCCUPANCY	88.6	271
AVG SQFT RET TEN	2675	144	AVG RETAIL OCCUPANCY	91.6	159
AVG SQFT OFC WORK	255	214	AVG RATE YR END RENT	17.16	248
			RENTABLE GROSS SQFT	93	271

COMPONENT COSTS TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	79	233	ADMIN TOTAL	78	231
PAYROLL	43	69	PAYROLL	24	150
CONTRACT	64	217	MGMT FEES	45	218
SUP MAT MISC	06	192	LEGAL FEES	03	144
TRASH REMOVAL	04	204	AUDIT FEES	04	107
			GEN OFC EXP	05	181
REPR MAINT TOTAL	1.02	234	OTHER ADM EXP	03	168
PAYROLL	42	194			
ELEVATOR	17	230	FIXED EXP TOTAL	1.50	231
HVAC	11	221	REAL ESTATE TAX	1.31	222
ELECTRICAL	04	204	BUILDING INS	19	218
STRUCT ROOF	05	95	PERS PROP TAX	00	61
PLUMBING	01	186	OTHER TAXES	04	72
FIRE LIFE SFTY	02	129			
OTHER MAINT SUP	16	220	LEASING EXPENSES	44	190
			ADV PROMOTION	02	126
UTILITIES TOTAL	1.54	234	COMM FEES	15	161
ELECTRIC	1.33	230	TENANT ALTS	44	129
GAS	10	124	BUY-OUTS	19	15
FUEL OIL	09	34			
PURCH STEAM	37	49	TOTAL PAYROLL	70	221
PURCH CH WTR	55	5	CLEANING	43	69
COAL	07	1	REPAIR MAINT	42	194
WATER SEWER	06	217	RDS GROUNDS	07	23
			SECURITY	27	60
RDS GNDS SEC TOT	27	227	ADMINISTRATIVE	24	150
RDS GNDS TOTAL	03	157			
RDS GNDS PAYRL	07	23	TOTAL CONTRACTS	1.55	230
RDS GNDS CONTR	03	122	CLEANING	64	217
RDS GNDS OTHER	01	81	REPAIR MAINT	35	175
SECURITY TOTAL	25	223	RDS GROUNDS	03	122
SEC PAYROLL	27	60	SECURITY	18	182
SEC CONTRACTS	18	182	ADMINISTRATIVE	51	185
SEC OTHER	01	71			

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U.S. PRIVATE SECTOR
AGENCY MANAGED
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	128 BLDS 55,589,175 SQ.FT.					53,205,958 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					117	13.75	13.13	9.75	18.20
RETAIL AREA	13.40	10.59	6.06	21.92	62				
OTHER AREA	5.05	6.39	2.12	9.65	24				
TOTAL RENT	13.50	13.10	8.65	18.32	119				
MISCELLANEOUS	1.27	.21	.06	.87	98				
TOTAL INCOME	14.45	13.59	9.34	18.48	120				
EXPENSE									
CLEANING	.94	.81	.58	1.17	126	.98	.85	.59	1.22
REPAIR-MAINT	1.06	.93	.71	1.23	126	1.11	.98	.74	1.31
UTILITIES	1.79	1.62	1.22	2.16	127	1.86	1.70	1.24	2.23
RDS GNDS SEC	.33	.28	.16	.44	122	.33	.28	.16	.44
ADMINISTRATIVE	.68	.69	.44	.88	126	.68	.69	.44	.88
TOTAL OPER EXP	4.78	4.53	3.76	5.50	127	4.93	4.69	3.83	5.95
FIXED EXPENSES	2.27	1.65	1.00	2.71	125	2.27	1.65	1.00	2.71
TOTAL OPER+FIXED	7.01	6.33	5.05	8.21	127	7.23	6.58	5.15	8.63
LEASING EXP	1.09	.34	.07	.81	102				
TOTAL PAYROLL	.81	.59	.43	.93	118				
TOTAL CONTRACT	1.59	1.39	.86	2.10	124				

AVG SQFT OFC TEN	10758	119	AVG OFFICE OCCUPANCY	86.8	127
AVG SQFT RET TEN	2834	79	AVG RETAIL OCCUPANCY	89.0	85
AVG SQFT OFC WORK	244	111	AVG RATE YR-END RENT	19.49	115
			RENTABLE GROSS SQFT	93	128

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.83	114
PAYROLL	.33	31
CONTRACT	.66	111
SUP MAT MISC	.04	91
TRASH REMOVAL	.03	99
REPR MAINT TOTAL	.92	113
PAYROLL	.37	90
ELEVATOR	.21	111
HVAC	.09	108
ELECTRICAL	.03	104
STRUCT ROOF	.03	46
PLUMBING	.01	93
FIRE LIFE SFTY	.02	60
OTHER MAINT SUP	.14	107
UTILITIES TOTAL	1.66	114
ELECTRIC	1.32	113
GAS	.06	41
FUEL OIL	.01	14
PURCH STEAM	.27	36
PURCH CH WTR	.62	14
COAL		
WATER SEWER	.05	111
RDS GNDS SEC TOT	.29	109
RDS GNDS TOTAL	.03	67
RDS GNDS PAYRL	.31	7
RDS GNDS CONTR	.03	67
RDS GNDS OTHER	.01	47
SECURITY TOTAL	.25	104
SEC PAYROLL	.21	34
SEC CONTRACTS	.21	91
SEC OTHER	.01	44

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.74	113
PAYROLL	.20	85
MGMT FEES	.32	105
LEGAL FEES	.02	76
AUDIT FEES	.03	56
GEN OFC EXP	.04	100
OTHER ADM EXP	.05	81
FIXED EXP TOTAL	1.64	112
REAL ESTATE TAX	1.44	108
BUILDING INS	.18	108
PERS PROP TAX	.01	32
OTHER TAXES	.04	43
LEASING EXPENSES	.37	90
ADV PROMOTION	.03	60
COMM FEES	.21	64
TENANT ALTS	.30	60
BUY-OUTS	.15	10
TOTAL PAYROLL	.59	107
CLEANING	.33	31
REPAIR MAINT	.37	90
RDS GROUNDS	.31	7
SECURITY	.21	34
ADMINISTRATIVE	.20	85
TOTAL CONTRACTS	1.43	113
CLEANING	.66	111
REPAIR MAINT	.31	89
RDS GROUNDS	.03	67
SECURITY	.21	91
ADMINISTRATIVE	.34	93

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U.S. PRIVATE SECTOR
AGENCY MANAGED
DOWNTOWN MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	93 BLDS 93,533,926 SQ.FT.					88,342,001 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					86	15.58	14.43	11.22	20.52
RETAIL AREA	19.35	14.74	6.98	25.40	59				
OTHER AREA	23.73	6.43	4.51	22.98	25				
TOTAL RENT	15.45	14.92	10.68	20.00	88				
MISCELLANEOUS	1.30	.42	.16	1.16	65				
TOTAL INCOME	16.42	15.34	11.26	20.70	88				
EXPENSE									
CLEANING	1.10	.89	.62	1.48	93	1.16	.97	.63	1.56
REPAIR-MAINT	1.10	.97	.77	1.33	93	1.16	1.01	.84	1.39
UTILITIES	1.78	1.61	1.13	2.21	93	1.87	1.64	1.19	2.29
RDS GNDS SEC	.36	.27	.18	.43	92	.36	.27	.18	.43
ADMINISTRATIVE	.64	.60	.40	.81	93	.64	.60	.40	.81
TOTAL OPER EXP	4.97	4.51	3.78	5.85	93	5.25	4.85	3.92	5.88
FIXED EXPENSES	3.39	2.22	1.40	4.96	93	3.39	2.22	1.40	4.96
TOTAL OPER+FIXED	8.36	7.95	5.19	10.22	93	8.64	8.25	5.49	10.30
LEASING EXP	.75	.32	.09	.89	71				
TOTAL PAYROLL	.85	.72	.46	1.02	87				
TOTAL CONTRACT	1.65	1.46	.95	2.10	89				

AVG SQFT OFC TEN	16776	84	AVG OFFICE OCCUPANCY	90.7	93
AVG SQFT RET TEN	3942	[illegible]	AVG RETAIL OCCUPANCY	89.3	77
AVG SQFT OFC WORK	275	74	AVG RATE YR-END RENT	22.90	78
			RENTABLE GROSS SQFT	92	93

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.88	80
PAYROLL	.43	22
CONTRACT	.67	76
SUP MAT MISC	.05	69
TRASH REMOVAL	.04	73
REPR MAINT TOTAL	.97	80
PAYROLL	.41	65
ELEVATOR	.22	78
HVAC	.12	73
ELECTRICAL	.05	74
STRUCT ROOF	.02	38
PLUMBING	.01	64
FIRE LIFE SFTY	.01	47
OTHER MAINT SUP	.16	74
UTILITIES TOTAL	1.81	80
ELECTRIC	1.30	79
GAS	.05	35
FUEL OIL	.01	8
PURCH STEAM	.35	31
PURCH CH WTR	.70	5
COAL		
WATER SEWER	.05	76
RDS GNDS SEC TOT	.27	80
RDS GNDS TOTAL	.03	62
RDS GNDS PAYRL	.04	3
RDS GNDS CONTR	.02	53
RDS GNDS OTHER	.01	31
SECURITY TOTAL	.24	78
SEC PAYROLL	.21	31
SEC CONTRACTS	.16	66
SEC OTHER	.01	39

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.60	80
PAYROLL	.20	70
MGMT FEES	.27	74
LEGAL FEES	.02	48
AUDIT FEES	.01	41
GEN OFC EXP	.04	68
OTHER ADM EXP	.03	65
FIXED EXP TOTAL	2.08	80
REAL ESTATE TAX	1.93	76
BUILDING INS	.20	75
PERS PROP TAX	.01	12
OTHER TAXES	.04	20
LEASING EXPENSES	.31	63
ADV PROMOTION	.03	41
COMM FEES	.13	52
TENANT ALTS	.27	44
BUY-OUTS	.22	4
TOTAL PAYROLL	.72	78
CLEANING	.43	22
REPAIR MAINT	.41	65
RDS GROUNDS	.04	3
SECURITY	.21	31
ADMINISTRATIVE	.20	70
TOTAL CONTRACTS	1.46	79
CLEANING	.67	76
REPAIR MAINT	.31	59
RDS GROUNDS	.02	53
SECURITY	.16	66
ADMINISTRATIVE	.28	65

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Agency Managed

U.S. PRIVATE SECTOR
AGENCY MANAGED
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	284 BLDS 119,867,132 SQ FT.					116,108,919 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					1244	13.38	11.04	8.11	14.24
RETAIL AREA	10.34	13.51	7.09	17.48	152				
OTHER AREA	10.77	9.00	4.80	13.09	73				
TOTAL RENT	13.56	11.18	8.23	14.36	1258				
MISCELLANEOUS	28	08	02	32	857				
TOTAL INCOME	13.75	11.37	8.35	14.62	1259				
EXPENSE									
CLEANING	64	63	49	80	1222	65	64	50	82
REPAIR-MAINT	73	64	46	87	1265	75	65	46	89
UTILITIES	1.37	1.46	1.10	1.80	1259	1.41	1.49	1.12	1.83
RDS GNDS SEC	34	27	17	40	1251	34	27	17	40
ADMINISTRATIVE	73	65	46	89	1258	73	65	46	89
TOTAL OPER EXP	3.77	3.81	3.13	4.54	1267	3.88	3.84	3.17	4.59
FIXED EXPENSES	1.47	1.30	89	1.76	1250	1.47	1.30	89	1.76
TOTAL OPER+FIXED	5.21	5.21	4.25	6.11	1267	5.42	5.24	4.27	6.18
LEASING EXP	88	34	12	85	1108				
TOTAL PAYROLL	52	42	26	65	1020				
TOTAL CONTRACT	1.35	1.36	98	1.79	1223				

AVG SQFT OFC TEN	5015	1207	AVG OFFICE OCCUPANCY	83.6	1251
AVG SQFT RET TEN	3347	174	AVG RETAIL OCCUPANCY	89.0	203
AVG SQFT OFC WORK	294	915	AVG RATE YR-END RENT	14.38	1215
			RENTABLE GROSS SQFT	95	1268

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	63	010	ADMIN TOTAL	65	030
PAYROLL	16	162	PAYROLL	23	494
CONTRACT	53	980	MGMT FEES	45	006
SUP MAT-MISC	05	753	LEGAL FEES	03	583
TRASH REMOVAL	04	876	AUDIT FEES	03	343
			GEN OFC EXP	04	695
REPR MAINT TOTAL	64	037	OTHER ADM EXP	03	636
PAYROLL	27	712			
ELEVATOR	07	791	FIXED EXP TOTAL	1.30	023
HVAC	11	976	REAL ESTATE TAX	1.12	000
ELECTRICAL	03	868	BUILDING INS	16	982
STRUCT ROOF	03	593	PERS PROP TAX	00	186
PLUMBING	01	779	OTHER TAXES	04	178
FIRE LIFE SFTY	01	439			
OTHER MAINT SUP	14	965	LEASING EXPENSES	39	994
			ADV PROMOTION	03	632
UTILITIES TOTAL	1.45	032	COMM FEES	18	736
ELECTRIC	1.31	024	TENANT ALTS	35	595
GAS	13	418	BUY OUTS	15	45
FUEL OIL	02	81			
PURCH STEAM	99	7	TOTAL PAYROLL	42	840
PURCH CH WTR	65	6	CLEANING	16	162
COAL	07	1	REPAIR MAINT	27	712
WATER SEWER	08	994	RDS GROUNDS	09	163
			SECURITY	09	77
RDS GNDS SEC TOT	26	026	ADMINISTRATIVE	23	494
RDS GNDS TOTAL	17	995			
RDS GNDS PAYRL	09	[illegible]	TOTAL CONTRACTS	1.42	029
RDS GNDS CONTR	12	906	CLEANING	53	980
RDS GNDS OTHER	04	589	REPAIR MAINT	36	744
SECURITY TOTAL	09	769	RDS GROUNDS	12	906
SEC PAYROLL	09	77	SECURITY	08	697
SEC CONTRACTS	08	697	ADMINISTRATIVE	50	821
SEC OTHER	02	221			

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U.S. PRIVATE SECTOR
AGENCY MANAGED
SUBURBAN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	205 BLDS 5,[illegible]72,103 SQ FT.					5,883,829 SQ FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					202	11.06	10.41	8.09	13.26
RETAIL AREA	13.00	13.99	12.79	16.87	9				
OTHER AREA	6.93	9.83			3				
TOTAL RENT	11.15	10.60	8.06	13.46	203				
MISCELLANEOUS	39	07	01	35	103				
TOTAL INCOME	11.37	10.70	8.10	13.86	203				
EXPENSE									
CLEANING	69	68	50	85	200	69	70	50	88
REPAIR-MAINT	68	63	41	83	205	69	64	42	85
UTILITIES	1.59	1.55	1.14	1.86	202	1.60	1.55	1.18	1.86
RDS GNDS SEC	31	27	15	39	195	31	27	15	39
ADMINISTRATIVE	70	62	42	86	204	70	62	42	86
TOTAL OPER EXP	3.93	3.73	2.95	4.57	205	3.99	3.82	2.99	4.60
FIXED EXPENSES	1.36	1.13	81	1.75	204	1.36	1.13	81	1.75
TOTAL OPER+FIXED	5.29	5.04	3.98	6.29	205	5.35	5.06	3.98	6.31
LEASING EXP	65	32	10	77	163				
TOTAL PAYROLL	42	31	15	61	115				
TOTAL CONTRACT	1.57	1.52	1.02	1.99	201				

AVG SQFT OFC TEN	2179	-193	AVG OFFICE OCCUPANCY	86.8	203
AVG SQFT RET TEN	1265	12	AVG RETAIL OCCUPANCY	94.0	12
AVG SQFT OFC WORK	230	157	AVG RATE YR-END RENT	12.21	196
			RENTABLE GROSS SQFT	93	205

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	68	179	ADMIN TOTAL	61	182
PAYROLL	37	14	PAYROLL	39	31
CONTRACT	57	168	MGMT FEES	50	177
SUP MAT MISC	07	125	LEGAL FEES	03	72
TRASH REMOVAL	08	154	AUDIT FEES	05	63
			GEN OFC EXP	04	82
REPR MAINT TOTAL	62	183	OTHER ADM EXP	04	98
PAYROLL	22	85			
ELEVATOR	07	115	FIXED EXP TOTAL	1.12	182
HVAC	15	169	REAL ESTATE TAX	99	177
ELECTRICAL	04	136	BUILDING INS	16	178
STRUCT ROOF	04	80	PERS PROP TAX	01	11
PLUMBING	02	113	OTHER TAXES	03	25
FIRE LIFE SFTY	01	59			
OTHER MAINT SUP	17	166	LEASING EXPENSES	31	144
			ADV PROMOTION	03	86
UTILITIES TOTAL	1.54	180	COMM FEES	19	104
ELECTRIC	1.38	176	TENANT ALTS	33	88
GAS	16	66	BUY-OUTS	08	3
FUEL OIL	19	7			
PURCH STEAM	36	2	TOTAL PAYROLL	33	102
PURCH CH WTR	13	1	CLEANING	37	14
COAL	07	1	REPAIR MAINT	22	85
WATER SEWER	08	169	RDS GROUNDS	20	12
			SECURITY	07	4
RDS GNDS SEC TOT	26	174	ADMINISTRATIVE	39	31
RDS GNDS TOTAL	21	171			
RDS GNDS PAYRL	20	12	TOTAL CONTRACTS	1.52	182
RDS GNDS CONTR	18	157	CLEANING	57	168
RDS GNDS OTHER	05	84	REPAIR MAINT	28	141
SECURITY TOTAL	05	92	RDS GROUNDS	18	157
SEC PAYROLL	07	4	SECURITY	06	74
SEC CONTRACTS	08	74	ADMINISTRATIVE	54	155
SEC OTHER	02	29			

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Agency Managed

U.S. PRIVATE SECTOR
AGENCY MANAGED
SUBURBAN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	244 BLDS 18,000,015 SQ FT					17,757,780 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					242	10.82	10.77	8.34	13.78
RETAIL AREA	16.44	16.18	11.65	22.04	16				
OTHER AREA	6.41	5.74	2.98	11.55	6				
TOTAL RENT	11.15	11.14	8.43	14.24	242				
MISCELLANEOUS	29	09	02	29	170				
TOTAL INCOME	11.35	11.22	8.61	14.53	242				
EXPENSE									
CLEANING	65	62	51	79	241	66	63	52	81
REPAIR MAINT	71	63	49	85	242	72	64	49	87
UTILITIES	1.59	1.60	1.23	1.89	242	1.61	1.62	1.27	1.92
RDS GNDS SEC	30	24	17	36	240	30	24	17	36
ADMINISTRATIVE	70	65	46	85	240	70	65	46	85
TOTAL OPER EXP	3.91	3.99	3.19	4.58	244	3.96	3.92	3.24	4.65
FIXED EXPENSES	1.37	1.25	84	1.77	237	1.37	1.25	84	1.77
TOTAL OPER+FIXED	5.24	5.19	4.32	6.09	244	5.33	5.24	4.39	6.12
LEASING EXP	98	28	11	71	204				
TOTAL PAYROLL	50	39	27	65	183				
TOTAL CONTRACT	1.42	1.38	1.00	1.79	234				

AVG SQFT OFC TEN	4031	230	AVG OFFICE OCCUPANCY	83.0	238
AVG SQFT RET TEN	3721	18	AVG RETAIL OCCUPANCY	89.3	24
AVG SQFT OFC WORK	252	165	AVG RATE YR-END RENT	14.64	233
			RENTABLE GROSS SQFT	94	244

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	62	196	ADMIN TOTAL	65	193
PAYROLL	13	21	PAYROLL	29	73
CONTRACT	55	191	MGMT FEES	46	192
SUP MAT MISC	05	144	LEGAL FEES	02	87
TRASH REMOVAL	04	179	AUDIT FEES	03	52
			GEN OFC EXP	04	113
REPR MAINT TOTAL	63	195	OTHER ADM EXP	03	103
PAYROLL	28	123			
ELEVATOR	07	182	FIXED EXP TOTAL	1.27	191
HVAC	13	191	REAL ESTATE TAX	1.14	188
ELECTRICAL	03	154	BUILDING INS	15	188
STRUCT ROOF	02	88	PERS PROP TAX	00	17
PLUMBING	01	133	OTHER TAXES	03	32
FIRE LIFE SFTY	01	78			
OTHER MAINT SUP	15	183	LEASING EXPENSES	32	163
			ADV PROMOTION	03	111
UTILITIES TOTAL	1.57	196	COMM FEES	21	128
ELECTRIC	1.42	195	TENANT ALTS	29	90
GAS	16	70	BUY-OUTS	25	10
FUEL OIL	04	4			
PURCH STEAM	1.41	3	TOTAL PAYROLL	40	145
PURCH CH WTR	88	1	CLEANING	13	21
COAL			REPAIR MAINT	28	123
WATER SEWER	06	189	RDS GROUNDS	08	26
			SECURITY	09	26
RDS GNDS SEC TOT	23	194	ADMINISTRATIVE	29	73
RDS GNDS TOTAL	16	189			
RDS GNDS PAYRL	08	26	TOTAL CONTRACTS	1.47	195
RDS GNDS CONTR	12	168	CLEANING	55	191
RDS GNDS OTHER	04	117	REPAIR MAINT	27	155
SECURITY TOTAL	07	156	RDS GROUNDS	[illegible]	168
SEC PAYROLL	09	20	SECURITY	06	138
SEC CONTRACTS	06	138	ADMINISTRATIVE	53	170
SEC OTHER	02	43			

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U.S. PRIVATE SECTOR
AGENCY MANAGED
SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	238 BLDS 39,800,017 SQ FT					38,944,857 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					229	18.10	12.48	8.86	16.00
RETAIL AREA	12.24	14.26	9.30	18.79	37				
OTHER AREA	7.94	5.66	4.15	11.40	19				
TOTAL RENT	18.82	12.55	8.95	15.90	233				
MISCELLANEOUS	37	08	03	40	174				
TOTAL INCOME	19.04	12.70	9.05	16.07	234				
EXPENSE									
CLEANING	65	65	51	79	235	66	65	51	79
REPAIR MAINT	76	69	48	89	237	77	70	48	93
UTILITIES	1.41	1.37	1.11	1.67	236	1.43	1.41	1.12	1.70
RDS GNDS SEC	35	29	19	45	235	35	29	19	45
ADMINISTRATIVE	78	70	51	94	234	78	70	51	94
TOTAL OPER EXP	3.91	3.81	3.31	4.51	227	3.96	3.84	3.35	4.59
FIXED EXPENSES	1.53	1.41	1.11	1.88	234	1.53	1.44	1.11	1.88
TOTAL OPER+FIXED	5.42	5.32	4.60	6.13	237	5.47	5.35	4.67	6.28
LEASING EXP	90	37	14	87	210				
TOTAL PAYROLL	51	49	32	65	223				
TOTAL CONTRACT	1.47	1.34	1.01	1.79	231				

AVG SQFT OFC TEN	5928	227	AVG OFFICE OCCUPANCY	85.4	235
AVG SQFT RET TEN	3237	34	AVG RETAIL OCCUPANCY	92.6	39
AVG SQFT OFC WORK	294	176	AVG RATE YR-END RENT	15.58	224
			RENTABLE GROSS SQFT	95	238

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS-SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	66	188	ADMIN TOTAL	70	187
PAYROLL	12	34	PAYROLL	22	117
CONTRACT	54	187	MGMT FEES	44	185
SUP MAT MISC	04	148	LEGAL FEES	02	118
TRASH REMOVAL	04	168	AUDIT FEES	03	74
			GEN OFC EXP	06	148
REPR MAINT TOTAL	70	190	OTHER ADM EXP	02	121
PAYROLL	28	160			
ELEVATOR	08	185	FIXED EXP TOTAL	1.42	187
HVAC	08	183	REAL ESTATE TAX	1.18	179
ELECTRICAL	03	162	BUILDING INS	17	181
STRUCT ROOF	03	89	PERS PROP TAX	00	57
PLUMBING	01	146	OTHER TAXES	07	44
FIRE LIFE SFTY	01	88			
OTHER MAINT SUP	11	185	LEASING EXPENSES	52	165
			ADV PROMOTION	04	122
UTILITIES TOTAL	1.34	189	COMM FEES	17	149
ELECTRIC	1.22	189	TENANT ALTS	36	119
GAS	09	78	BUY-OUTS	15	16
FUEL OIL	01	18			
PURCH STEAM			TOTAL PAYROLL	47	179
PURCH CH WTR	35	4	CLEANING	12	34
COAL			REPAIR MAINT	28	160
WATER SEWER	08	186	RDS GROUNDS	09	20
			SECURITY	09	19
RDS GNDS SEC TOT	27	189	ADMINISTRATIVE	22	117
RDS GNDS TOTAL	14	184			
RDS GNDS PAYRL	09	20	TOTAL CONTRACTS	1.43	189
RDS GNDS CONTR	11	172	CLEANING	54	187
RDS GNDS OTHER	02	117	REPAIR MAINT	23	161
SECURITY TOTAL	13	175	RDS GROUNDS	11	172
SEC PAYROLL	09	19	SECURITY	12	164
SEC CONTRACTS	12	164	ADMINISTRATIVE	47	165
SEC OTHER	01	50			

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Agency Managed

U.S. PRIVATE SECTOR
AGENCY MANAGED
SUBURBAN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	48 BLDS 19,674,846 SQ.FT.					18,759,401 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					48	12.46	12.62	8.33	17.22
RETAIL AREA	9.02	6.97	3.77	15.53	17				
OTHER AREA	15.56	13.00	5.70	18.56	11				
TOTAL RENT	12.14	12.37	7.68	16.99	47				
MISCELLANEOUS	.17	.11	.02	.19	34				
TOTAL INCOME	12.27	12.53	7.70	17.07	47				
EXPENSE									
CLEANING	.65	.61	.49	.80	48	.69	.70	.49	.86
REPAIR-MAINT	.76	.80	.50	.98	48	.79	.83	.55	1.03
UTILITIES	1.34	1.20	.99	1.51	48	1.39	1.22	1.06	1.59
RDS GNDS SEC	.34	.31	.20	.43	48	.34	.31	.20	.43
ADMINISTRATIVE	.78	.73	.54	1.01	47	.78	.73	.54	1.01
TOTAL OPER EXP	3.85	4.03	3.20	4.45	48	4.02	4.19	3.31	4.63
FIXED EXPENSES	1.56	1.54	1.34	1.91	48	1.56	1.54	1.34	1.91
TOTAL OPER+FIXED	5.41	5.55	4.62	6.05	48	5.58	5.73	4.78	6.28
LEASING EXP	1.19	.45	.10	1.04	40				
TOTAL PAYROLL	.49	.45	.36	.57	46				
TOTAL CONTRACT	1.35	1.30	.94	1.92	48				

AVG SQFT OFC TEN	8253	48	AVG OFFICE OCCUPANCY	82.4	47
AVG SQFT RET TEN	3053	16	AVG RETAIL OCCUPANCY	82.0	17
AVG SQFT OFC WORK	292	34	AVG RATE YR-END RENT	16.41	45
			RENTABLE GROSS SQFT	.94	48

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.60	42
PAYROLL	.24	11
CONTRACT	.52	39
SUP MAT MISC	.03	35
TRASH REMOVAL	.03	34
REPR MAINT TOTAL	.77	42
PAYROLL	.25	29
ELEVATOR	.16	41
HVAC	.07	40
ELECTRICAL	.02	39
STRUCT ROOF	.03	22
PLUMBING	.01	34
FIRE LIFE SFTY	.01	23
OTHER MAINT SUP	.14	40
UTILITIES TOTAL	1.19	42
ELECTRIC	1.11	42
GAS	.02	18
FUEL OIL	.01	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.06	40
RDS. GNDS. SEC TOT	.30	42
RDS GNDS TOTAL	.09	41
RDS GNDS PAYRL	.03	4
RDS. GNDS CONTR	.07	39
RDS GNDS OTHER	.01	27
SECURITY TOTAL	.17	41
SEC PAYROLL	.11	5
SEC CONTRACTS	.16	38
SEC OTHER	.01	10

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.73	41
PAYROLL	.17	35
MGMT FEES	.41	38
LEGAL FEES	.04	28
AUDIT FEES	.05	18
GEN OFC EXP	.04	36
OTHER ADM EXP	.03	31
FIXED EXP TOTAL	1.54	42
REAL ESTATE TAX	1.34	42
BUILDING INS	.13	40
PERS PROP TAX	.01	13
OTHER TAXES	.02	7
LEASING EXPENSES	.50	34
ADV PROMOTION	.03	27
COMM FEES	.15	32
TENANT ALTS	.37	27
BUY OUTS	.47	5
TOTAL PAYROLL	.43	41
CLEANING	.24	11
REPAIR MAINT	.25	29
RDS GROUNDS	.03	4
SECURITY	.11	5
ADMINISTRATIVE	.17	35
TOTAL CONTRACTS	1.28	42
CLEANING	.52	39
REPAIR MAINT	.28	30
RDS GROUNDS	.07	39
SECURITY	.16	38
ADMINISTRATIVE	.39	35

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U.S. PRIVATE SECTOR
AGENCY MANAGED
SUBURBAN MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 4,632,356 SQ.FT.					4,623,603 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	10.40	7.24	.44	16.40
RETAIL AREA	16.94	13.53			2				
OTHER AREA									
TOTAL RENT	10.49	7.23	.44	16.67	5				
MISCELLANEOUS	.20	.15	.09	.37	4				
TOTAL INCOME	10.65	7.36	.73	16.78	5				
EXPENSE									
CLEANING	.41	.48	.14	.65	5	.41	.48	.14	.66
REPAIR-MAINT	.63	.52	.22	.98	5	.64	.53	.22	.98
UTILITIES	1.26	1.42	.43	2.08	5	1.27	1.42	.43	2.09
RDS GNDS SEC	.32	.40	.17	.42	5	.32	.40	.17	.42
ADMINISTRATIVE	.52	.40	.16	.71	5	.52	.40	.16	.71
TOTAL OPER EXP	3.14	3.46	1.37	4.48	5	3.15	3.47	1.37	4.50
FIXED EXPENSES	1.35	1.57	.62	1.82	5	1.35	1.57	.62	1.82
TOTAL OPER+FIXED	4.49	5.02	1.99	6.30	5	4.50	5.03	1.99	6.32
LEASING EXP	.11	.10	.05	.23	5				
TOTAL PAYROLL	.34	.39	.20	.53	5				
TOTAL CONTRACT	1.07	1.12	.31	1.53	5				

AVG SQFT OFC TEN	26065	3	AVG OFFICE OCCUPANCY	93.4	4
AVG SQFT RET TEN	2104	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	567	4	AVG RATE YR-END RENT	16.38	4
			RENTABLE GROSS SQFT	1.00	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.53	4
PAYROLL	.06	2
CONTRACT	.42	4
SUP MAT MISC	.07	4
TRASH REMOVAL	.02	1
REPR MAINT TOTAL	.70	4
PAYROLL	.19	4
ELEVATOR	.17	4
HVAC	.04	2
ELECTRICAL	.03	2
STRUCT ROOF	.05	1
PLUMBING	.01	3
FIRE LIFE SFTY	.01	2
OTHER MAINT SUP	.24	4
UTILITIES TOTAL	1.54	4
ELECTRIC	.79	4
GAS	.04	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	1.28	2
COAL		
WATER SEWER	.04	4
RDS GNDS SEC TOT	.41	4
RDS GNDS TOTAL	.11	4
RDS GNDS PAYRL	.09	2
RDS GNDS CONTR	.13	2
RDS GNDS OTHER	.02	2
SECURITY TOTAL	.27	4
SEC PAYROLL	.19	1
SEC CONTRACTS	.21	4
SEC OTHER	.03	3

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.41	4
PAYROLL	.12	4
MGMT FEES	.12	4
LEGAL FEES	.08	4
AUDIT FEES	.02	1
GEN OFC EXP	.04	4
OTHER ADM EXP	.03	4
FIXED EXP TOTAL	1.59	4
REAL ESTATE TAX	1.45	4
BUILDING INS	.14	4
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES	.16	4
ADV+PROMOTION	.25	1
COMM FEES	.10	3
TENANT ALTS	.04	1
BUY OUTS		
TOTAL PAYROLL	.41	4
CLEANING	.08	2
REPAIR MAINT	.19	4
RDS GROUNDS	.09	2
SECURITY	.19	1
ADMINISTRATIVE	.12	4
TOTAL CONTRACTS	1.20	4
CLEANING	.42	4
REPAIR MAINT	.25	4
RDS GROUNDS	.13	2
SECURITY	.21	4
ADMINISTRATIVE	.15	4

*All line items are computed as stand alone figures. Columns will not add to match totals.

Agency Managed

U.S. PRIVATE SECTOR
AGENCY MANAGED
ALL RURAL

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS 679,176 SQ.FT.					665,678 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					8	12.82	13.33	9.60	14.78
RETAIL AREA	3.13	3.13			1				
OTHER AREA									
TOTAL RENT	12.78	13.42	9.95	14.77	8				
MISCELLANEOUS	.40	.32	.03	.65	7				
TOTAL INCOME	13.16	13.56	10.11	15.73	8				
EXPENSE									
CLEANING	.68	.69	.44	.82	7	.67	.69	.44	.82
REPAIR-MAINT	.68	.67	.35	.81	8	.69	.67	.36	.81
UTILITIES	1.60	1.50	1.12	1.83	8	1.63	1.50	1.31	1.83
RDS. GNDS. SEC	.23	.12	.09	.24	8	.23	.12	.09	.24
ADMINISTRATIVE	.91	.85	.27	1.13	8	.91	.85	.27	1.13
TOTAL OPER EXP	4.05	3.99	2.59	4.41	8	4.14	3.99	3.11	4.41
FIXED EXPENSES	1.98	1.88	1.08	2.22	8	1.98	1.88	1.08	2.22
TOTAL OPER+FIXED	6.04	4.95	4.02	6.70	8	6.12	4.95	4.54	6.70
LEASING EXP	.50	.30	.24	.71	7				
TOTAL PAYROLL	.47	.38	.23	.62	6				
TOTAL CONTRACT	1.55	1.36	.83	1.8[illegible]	7				

AVG SQFT OFC TEN	3129	7	AVG OFFICE OCCUPANCY	88.2	7
AVG SQFT RET TEN	3375	1	AVG RETAIL OCCUPANCY	75.0	1
AVG SQFT OFC WORK	327	5	AVG RATE YR END RENT	14.98	8
			RENTABLE GROSS SQFT	.98	8

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.72	6	ADMIN TOTAL	.96	7
PAYROLL	.12	2	PAYROLL	.23	4
CONTRACT	.52	6	MGMT FEES	.48	6
SUP MAT MISC	.06	6	LEGAL FEES	.05	5
TRASH REMOVAL	.04	6	AUDIT FEES	.07	2
REPR MAINT TOTAL	.73	7	GEN OFC EXP	.06	6
PAYROLL	.21	5	OTHER ADM EXP	.11	3
ELEVATOR	.08	7	FIXED EXP TOTAL	1.99	7
HVAC	.12	7	REAL ESTATE TAX	1.00	7
ELECTRICAL	.01	5	BUILDING INS	.27	7
STRUCT ROOF	.05	1	PERS PROP TAX	.01	3
PLUMBING	.02	5	OTHER TAXES	.58	2
FIRE LIFE SFTY	.03	3	LEASING EXPENSES	.33	6
OTHER MAINT SUP	.18	6	ADV PROMOTION	.02	4
UTILITIES TOTAL	1.62	7	COMM FEES	.21	6
ELECTRIC	1.52	7	TENANT ALTS	.13	4
GAS	.12	2	BUY-OUTS	.02	1
FUEL OIL			TOTAL PAYROLL	.38	6
PURCH STEAM			CLEANING	.12	2
PURCH CH WTR			REPAIR MAINT	.21	5
COAL			RDS GROUNDS		
WATER SEWER	.09	6	SECURITY		
RDS GNDS SEC TOT	.12	7	ADMINISTRATIVE	.23	4
RDS GNDS TOTAL	.10	7	TOTAL CONTRACTS	1.36	7
RDS GNDS PAYRL			CLEANING	.52	6
RDS GNDS CONTR	.10	7	REPAIR MAINT	.17	6
RDS GNDS OTHER	.02	3	RDS GROUNDS	.10	7
SECURITY TOTAL	.11	4	SECURITY	.1[illegible]	4
SEC PAYROLL			ADMINISTRATIVE	.58	5
SEC CONTRACTS	.11	4			
SEC OTHER	.00	1			

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
AGENCY MANAGED
RURAL LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 180,119 SQ.FT.					166,621 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	11.90	14.09	6.43	15.16
RETAIL AREA	3.13	3.13			1				
OTHER AREA									
TOTAL RENT	11.24	14.09	6.26	15.16	5				
MISCELLANEOUS	.37	.21	.02	.84	4				
TOTAL INCOME	11.57	14.10	6.27	16.00	5				
EXPENSE									
CLEANING	.68	.72	.44	.96	4	.74	.72	.48	.96
REPAIR-MAINT	.48	.50	.19	.85	5	.52	.50	.22	.85
UTILITIES	1.35	1.28	.61	1.94	5	1.46	1.35	.76	1.94
RDS. GNDS. SEC	.12	.12	.09	.16	5	.12	.12	.09	.16
ADMINISTRATIVE	.84	.96	.27	1.13	5	.84	.96	.27	1.13
TOTAL OPER EXP	3.39	3.98	1.80	4.27	5	3.67	3.98	2.32	4.27
FIXED EXPENSES	1.63	1.09	.96	3.00	5	1.63	1.09	.96	3.00
TOTAL OPER+FIXED	5.02	4.84	3.42	6.73	5	5.30	4.84	3.94	6.73
LEASING EXP	.43	.33	.20	.54	4				
TOTAL PAYROLL	.42	.35	.23	.55	4				
TOTAL CONTRACT	1.28	1.34	.46	1.8[illegible]	5				

AVG SQFT OFC TEN	1698	4	AVG OFFICE OCCUPANCY	85.7	4
AVG SQFT RET TEN	3375	1	AVG RETAIL OCCUPANCY	75.0	1
AVG SQFT OFC WORK	242	3	AVG RATE YR-END RENT	13.66	5
			RENTABLE GROSS SQFT	.93	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.72	4	ADMIN TOTAL	.96	5
PAYROLL	.04	1	PAYROLL	.42	2
CONTRACT	.61	4	MGMT FEES	.46	4
SUP MAT MISC	.05	4	LEGAL FEES	.05	3
TRASH REMOVAL	.04	4	AUDIT FEES	.08	1
REPR MAINT TOTAL	.50	5	GEN OFC EXP	.04	4
PAYROLL	.21	3	OTHER ADM EXP	.12	2
ELEVATOR	.09	5	FIXED EXP TOTAL	1.09	5
HVAC	.11	5	REAL ESTATE TAX	.77	5
ELECTRICAL	.01	3	BUILDING INS	.16	5
STRUCT ROOF	.05	1	PERS PROP TAX	.07	2
PLUMBING	.00	3	OTHER TAXES	.58	2
FIRE LIFE SFTY	.04	2	LEASING EXPENSES	.33	4
OTHER MAINT SUP	.12	4	ADV PROMOTION	.21	2
UTILITIES TOTAL	1.28	5	COMM FEES	.18	4
ELECTRIC	1.19	5	TENANT ALTS	.13	2
GAS	.15	1	BUY-OUTS		
FUEL OIL			TOTAL PAYROLL	.35	4
PURCH STEAM			CLEANING	.04	1
PURCH CH WTR			REPAIR MAINT	.21	3
COAL			RDS GROUNDS		
WATER SEWER	.06	4	SECURITY		
RDS GNDS SEC TOT	.12	5	ADMINISTRATIVE	.42	2
RDS GNDS TOTAL	.10	5	TOTAL CONTRACTS	1.34	5
RDS GNDS PAYRL			CLEANING	.61	4
RDS GNDS CONTR	.10	5	REPAIR MAINT	.17	4
RDS GNDS OTHER	.01	2	RDS GROUNDS	.10	5
SECURITY TOTAL	.07	2	SECURITY	.07	2
SEC PAYROLL			ADMINISTRATIVE	.56	3
SEC CONTRACTS	.07	2			
SEC OTHER					

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All Electric Buildings

U.S. PRIVATE SECTOR
ALL ELECTRIC BUILDINGS
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	318 BLDS 100,108,250 SQ.FT.					94,351,692 SQ.FT			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					295	15.22	13.57	10.12	17.66
RETAIL AREA	20.54	16.45	10.25	23.96	149				
OTHER AREA	13.84	8.36	2.33	11.77	50				
TOTAL RENT	15.08	13.52	10.12	17.95	300				
MISCELLANEOUS	.71	.20	.06	.83	210				
TOTAL INCOME	15.59	13.81	10.36	18.38	301				
EXPENSE									
CLEANING	.98	.74	.56	1.01	317	1.02	.78	.60	1.07
REPAIR-MAINT	1.10	.83	.60	1.17	318	.03	.88	.61	1.28
UTILITIES	1.70	1.57	1.22	1.99	316	.04	1.65	1.24	2.14
RDS. GNDS. SEC	.38	.30	.17	.49	311	.38	.30	.17	.49
ADMINISTRATIVE	.78	.74	.51	.98	317	.78	.74	.51	.98
TOTAL-OPER EXP	4.91	4.35	3.61	5.39	318	2.31	4.55	3.74	5.67
FIXED EXPENSES	2.65	1.57	.94	2.75	315	2.65	1.57	.94	2.75
TOTAL OPER+FIXED	7.56	6.15	4.74	8.07	318	4.96	6.30	4.83	6.67
LEASING EXP	.99	.36	.10	.87	252				
TOTAL PAYROLL	.92	.61	.41	.96	291				
TOTAL CONTRACT	1.58	1.40	.89	1.97	318				

AVG SQFT OFC TEN	10045	303	AVG OFFICE OCCUPANCY	87.9	318
AVG SQFT RET TEN	2861	179	AVG RETAIL OCCUPANCY	87.6	187
AVG SQFT OFC WORK	265	270	AVG RATE YR-END RENT	18.02	284
			RENTABLE GROSS SQFT	.92	318

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.74	317
PAYROLL	.25	95
CONTRACT	.59	297
SUP MAT MISC	.05	261
TRASH REMOVAL	.04	287
REPR MAINT TOTAL	.83	318
PAYROLL	.34	256
ELEVATOR	.17	299
HVAC	.10	300
ELECTRICAL	.04	285
STRUCT ROOF	.03	144
PLUMBING	.01	255
FIRE LIFE SFTY	.01	183
OTHER MAINT SUP	.15	292
UTILITIES TOTAL	1.57	316
ELECTRIC	1.46	316
GAS	.01	41
FUEL OIL	.00	23
PURCH STEAM	.17	21
PURCH CH WTR	.44	9
COAL	.03	1
WATER SEWER	.05	297
RDS GNDS SEC TOT	.30	311
RDS GNDS TOTAL	.05	239
RDS GNDS-PAYRL	.06	31
RDS GNDS CONTR	.04	165
RDS GNDS OTHER	.01	151
SECURITY TOTAL	.25	288
SEC PAYROLL	.22	106
SEC CONTRACTS	.16	241
SEC OTHER	.02	110

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.74	317
PAYROLL	.24	215
MGMT FEES	.43	264
LEGAL FEES	.03	201
AUDIT FEES	.04	152
GEN OFC EXP	.05	246
OTHER ADM EXP	.04	217
FIXED EXP TOTAL	1.57	315
REAL ESTATE TAX	1.35	307
BUILDING INS	.19	305
PERS PROP TAX	.01	70
OTHER TAXES	.04	81
LEASING EXPENSES	.36	252
ADV PROMOTION	.03	183
COMM FEES	.17	189
TENANT ALTS	.31	168
BUY-OUTS	.20	14
TOTAL PAYROLL	.61	291
CLEANING	.25	95
REPAIR MAINT	.34	256
RDS GROUNDS	.08	31
SECURITY	.22	106
ADMINISTRATIVE	.24	215
TOTAL CONTRACTS	1.40	318
CLEANING	.59	297
REPAIR MAINT	.29	250
RDS GROUNDS	.04	185
SECURITY	.16	241
ADMINISTRATIVE	.48	239

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
ALL ELECTRIC BUILDINGS
DOWNTOWN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	42 BLDS 1,355,607 SQ.FT					1,256,124 SQ.FT			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					40	14.48	11.84	8.09	15.18
RETAIL AREA	20.95	18.82	9.20	31.84	10				
OTHER AREA	1.92	2.33	1.38	2.53	4				
TOTAL RENT	14.69	10.93	9.06	15.22	40				
MISCELLANEOUS	1.17	.09	.02	.34	21				
TOTAL INCOME	15.28	11.25	9.09	15.22	40				
EXPENSE									
CLEANING	.91	.71	.49	1.00	42	.98	.73	.49	1.14
REPAIR-MAINT	1.13	.69	.53	1.05	42	1.22	.78	.61	1.11
UTILITIES	1.87	1.52	1.08	1.94	42	2.01	1.58	1.20	2.13
RDS. GNDS. SEC	.34	.19	.05	.44	39	.34	.19	.05	.44
ADMINISTRATIVE	.94	.69	.48	1.02	42	.94	.69	.48	1.02
TOTAL OPER EXP	5.17	3.94	3.03	5.24	42	5.56	4.33	3.12	5.58
FIXED EXPENSES	2.04	.97	.68	2.49	41	2.04	.97	.68	2.49
TOTAL OPER+FIXED	7.14	5.42	3.76	7.50	42	7.67	6.01	3.78	8.27
LEASING EXP	1.07	.50	.11	1.59	30				
TOTAL PAYROLL	1.07	.58	.37	1.16	26				
TOTAL CONTRACT	1.79	1.41	.96	2.16	42				

AVG SQFT OFC TEN	2811	41	AVG OFFICE OCCUPANCY	90.0	42
AVG SQFT RET TEN	2548	11	AVG RETAIL OCCUPANCY	91.4	14
AVG SQFT OFC WORK	177	32	AVG RATE YR-END RENT	14.51	39
			RENTABLE GROSS SQFT	.92	42

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.71	42
PAYROLL	.16	4
CONTRACT	.61	40
SUP MAT MISC	.08	33
TRASH REMOVAL	.04	39
REPR MAINT TOTAL	.69	42
PAYROLL	.40	22
ELEVATOR	.11	34
HVAC	.11	38
ELECTRICAL	.05	34
STRUCT ROOF	.06	24
PLUMBING	.02	30
FIRE LIFE SFTY	.03	22
OTHER MAINT SUP	.11	38
UTILITIES TOTAL	1.52	42
ELECTRIC	1.45	42
GAS	.13	5
FUEL OIL	.00	1
PURCH STEAM		
PURCH CH WTR	.02	1
COAL	.03	1
WATER SEWER	.08	40
RDS GNDS SEC TOT	.19	39
RDS GNDS-TOTAL	.16	26
RDS GNDS PAYRL	.20	3
RDS GNDS CONTR	.13	21
RDS GNDS OTHER	.03	14
SECURITY TOTAL	.08	30
SEC PAYROLL	.05	7
SEC CONTRACTS	.05	26
SEC OTHER	.02	7

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.69	42
PAYROLL	.36	14
MGMT FEES	.48	35
LEGAL FEES	.05	25
AUDIT FEES	.08	19
GEN OFC EXP	.03	26
OTHER ADM EXP	.04	29
FIXED EXP TOTAL	.97	41
REAL ESTATE TAX	.89	40
BUILDING INS	.15	39
PERS PROP TAX	.04	4
OTHER TAXES	.57	6
LEASING EXPENSES	.50	30
ADV PROMOTION	.05	21
COMM FEES	.32	22
TENANT ALTS	.33	20
BUY-OUTS	.25	1
TOTAL PAYROLL	.58	26
CLEANING	.16	4
REPAIR MAINT	.40	22
RDS GROUNDS	.20	3
SECURITY	.05	7
ADMINISTRATIVE	.36	14
TOTAL CONTRACTS	1.41	42
CLEANING	.61	40
REPAIR MAINT	.37	35
RDS GROUNDS	.13	21
SECURITY	.05	28
ADMINISTRATIVE	.52	29

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All Electric Buildings

U.S. PRIVATE SECTOR
ALL ELECTRIC BUILDINGS
DOWNTOWN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	40 BLDS 2,905,402 SQ.FT					2,882,546 SQ.FT.			
INCOME	DOLLARS SQ.FT		MID RANGE		# BLDS.	DOLLAR SQ.FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA	16.24	17.95	8.98	24.94	38	11.82	11.59	7.28	15.54
RETAIL AREA	4.86	8.10			16				
OTHER AREA					3				
TOTAL RENT	12.15	12.54	7.95	15.90	39				
MISCELLANEOUS	.62	.28	.12	.95	19				
TOTAL INCOME	12.47	13.25	7.98	16.00	39				
EXPENSE									
CLEANING	.76	.71	.54	.93	40	.82	.78	.60	1.01
REPAIR-MAINT	.80	.73	.49	.96	40	.86	.80	.51	1.11
UTILITIES	1.63	1.57	1.19	2.05	38	1.73	1.79	1.29	2.10
RDS GNDS SEC	.40	.35	.13	.56	37	.40	.35	.13	.56
ADMINISTRATIVE	.99	.78	.59	.89	40	.99	.78	.59	.89
TOTAL OPER EXP	4.46	4.06	3.05	5.12	40	4.78	4.49	3.52	5.22
FIXED EXPENSES	1.42	1.23	.80	1.80	39	1.42	1.23	.80	1.80
TOTAL OPER+FIXED	5.85	5.69	4.07	7.19	40	6.22	5.84	4.34	7.35
LEASING EXP	.47	.15	.02	.64	31				
TOTAL PAYROLL	.77	.56	.37	.93	35				
TOTAL CONTRACT	1.35	1.22	.78	1.85	40				

AVG SQFT OFC TEN	3814	38	AVG OFFICE OCCUPANCY	88.7	40
AVG SQFT RET TEN	2402	18	AVG RETAIL OCCUPANCY	85.3	18
AVG/SQFT OFC WORK	225	31	AVG RATE YR-END RENT	13.51	37
			RENTABLE GROSS SQFT	.95	40

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.71	40	ADMIN TOTAL	.78	40
PAYROLL	.20	14	PAYROLL	.25	19
CONTRACT	.54	38	MGMT FEES	.43	34
SUP MAT MISC	.09	33	LEGAL FEES	.04	25
TRASH REMOVAL	.04	37	AUDIT FEES	.03	14
			GEN OFC EXP	.06	32
			OTHER ADM EXP	.04	24
REPR MAINT TOTAL	.73	40			
PAYROLL	.35	29	FIXED EXP TOTAL	1.23	39
ELEVATOR	.09	40	REAL ESTATE TAX	.96	37
HVAC	.13	38	BUILDING INS	.20	37
ELECTRICAL	.03	35	PERS PROP TAX	.09	7
STRUCT ROOF	.06	21	OTHER TAXES	.08	14
PLUMBING	.01	32			
FIRE LIFE SFTY	.01	24	LEASING EXPENSES	.15	31
OTHER MAINT SUP	.11	36	ADV PROMOTION	.02	24
			COMM FEES	.13	22
UTILITIES TOTAL	1.57	38	TENANT ALTS	.24	18
ELECTRIC	1.53	38	BUY-OUTS	.46	1
GAS	.00	5			
FUEL OIL	.00	1	TOTAL PAYROLL	.56	35
PURCH STEAM			CLEANING	.20	14
PURCH CH WTR			REPAIR MAINT	.35	29
COAL			RDS GROUNDS	.05	3
WATER SEWER	.05	36	SECURITY	.22	12
			ADMINISTRATIVE	.25	19
RDS GNDS SEC TOT	.35	37			
RDS GNDS TOTAL	.15	29	TOTAL CONTRACTS	1.22	40
RDS GNDS PAYRL	.05	3	CLEANING	.54	38
RDS GNDS CONTR	.14	20	REPAIR MAINT	.21	28
RDS GNDS OTHER	.03	23	RDS GROUNDS	.14	20
SECURITY TOTAL	.24	32	SECURITY	.08	29
SEC PAYROLL	.22	12	ADMINISTRATIVE	.45	31
SEC CONTRACTS	.08	29			
SEC OTHER	.01	6			

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U.S. PRIVATE SECTOR
ALL ELECTRIC BUILDINGS
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	84 BLDS 15,889,017 SQ.FT.					15,147,393 SQ.FT.			
INCOME	DOLLARS SQ.FT		MID RANGE		# BLDS	DOLLAR SQ.FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA	17.26	16.62	11.82	24.72	76	14.48	13.37	10.76	19.03
RETAIL AREA	8.29	5.95	4.59	12.37	36				
OTHER AREA					12				
TOTAL RENT	14.96	13.64	11.24	18.96	76				
MISCELLANEOUS	.58	.14	.04	.62	57				
TOTAL INCOME	15.23	13.93	11.28	19.10	77				
EXPENSE									
CLEANING	.81	.71	.58	.86	83	.85	.75	.60	.89
REPAIR MAINT	.91	.79	.60	1.17	84	.95	.84	.61	1.25
UTILITIES	1.72	1.65	1.29	1.97	84	1.79	1.77	1.31	2.13
RDS GNDS SEC	.36	.30	.16	.49	83	.36	.30	.16	.49
ADMINISTRATIVE	.91	.75	.54	1.09	83	.91	.75	.54	1.09
TOTAL OPER EXP	4.67	4.43	3.84	5.18	84	4.88	4.63	3.93	5.56
FIXED EXPENSES	2.06	1.55	1.05	2.81	83	2.06	1.55	1.05	2.81
TOTAL OPER+FIXED	6.72	6.11	5.15	7.73	84	6.94	6.29	5.45	8.08
LEASING EXP	.75	.41	.11	.81	65				
TOTAL PAYROLL	.76	.62	.41	.87	83				
TOTAL CONTRACT	1.44	1.43	.83	1.89	84				

AVG SQFT OFC TEN	6241	83	AVG OFFICE OCCUPANCY	87.0	84
AVG SQFT RET TEN	1833	43	AVG RETAIL OCCUPANCY	86.3	44
AVG SQFT OFC WORK	257	70	AVG RATE YR-END RENT	18.07	78
			RENTABLE GROSS SQFT	.91	84

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.71	83	ADMIN TOTAL	.75	83
PAYROLL	.18	26	PAYROLL	.25	57
CONTRACT	.57	79	MGMT FEES	.48	66
SUP MAT MISC	.08	72	LEGAL FEES	.05	40
TRASH REMOVAL	.04	73	AUDIT FEES	.04	36
			GEN OFC EXP	.06	61
			OTHER ADM EXP	.03	49
REPR MAINT TOTAL	.79	84			
PAYROLL	.32	74	FIXED EXP TOTAL	1.55	83
ELEVATOR	.17	82	REAL ESTATE TAX	1.35	81
HVAC	.08	79	BUILDING INS	.20	80
ELECTRICAL	.04	75	PERS PROP TAX	.00	24
STRUCT ROOF	.02	28	OTHER TAXES	.04	23
PLUMBING	.01	67			
FIRE LIFE SFTY	.02	43	LEASING EXPENSES	.41	65
OTHER MAINT SUP	.14	77	ADV PROMOTION	.03	46
			COMM FEES	.20	51
UTILITIES TOTAL	1.65	84	TENANT ALTS	.40	41
ELECTRIC	1.55	84	BUY-OUTS	.09	2
GAS	.01	9			
FUEL OIL	.00	6	TOTAL PAYROLL	.62	83
PURCH STEAM	.34	4	CLEANING	.18	26
PURCH CH WTR			REPAIR MAINT	.32	74
COAL			RDS GROUNDS	.08	8
WATER SEWER	.06	77	SECURITY	.22	27
			ADMINISTRATIVE	.25	57
RDS GNDS SEC TOT	.30	83			
RDS GNDS TOTAL	.04	57	TOTAL CONTRACTS	1.43	84
RDS GNDS PAYRL	.08	8	CLEANING	.57	79
RDS GNDS CONTR	.03	45	REPAIR MAINT	.29	64
RDS GNDS OTHER	.01	29	RDS GROUNDS	.03	45
SECURITY TOTAL	.26	82	SECURITY	.18	62
SEC PAYROLL	.22	27	ADMINISTRATIVE	.55	57
SEC CONTRACTS	.18	62			
SEC OTHER	.02	29			

*All line items are computed as stand alone figures. Columns will not add to match totals.

All Electric Buildings

U.S. PRIVATE SECTOR
ALL ELECTRIC BUILDINGS
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	63 BLDS 27,607,268 SQ FT					26,487,881 SQ FT			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					59	14.10	14.32	10.19	18.73
RETAIL AREA	20.77	16.73	8.92	24.17	34				
OTHER AREA	9.19	6.53	6.11	12.03	10				
TOTAL RENT	13.89	14.36	9.42	18.56	61				
MISCELLANEOUS	.57	.27	.07	.79	49				
TOTAL INCOME	14.38	14.87	9.90	19.41	61				
EXPENSE									
CLEANING	.88	.76	.58	1.05	63	.90	.82	.80	1.17
REPAIR MAINT	1.04	.85	.67	1.24	63	.01	.90	.73	1.29
UTILITIES	1.72	1.59	1.22	2.07	63	.01	1.62	1.24	2.17
RDS GNDS SEC	.36	.33	.20	.48	63	.36	.33	.20	.48
ADMINISTRATIVE	.73	.74	.51	.91	63	.73	.74	.51	.91
TOTAL OPER EXP	4.72	4.51	3.63	5.58	63	2.08	4.69	3.75	6.09
FIXED EXPENSES	2.14	1.66	.99	2.81	63	2.14	1.66	.99	2.81
TOTAL OPER+FIXED	6.86	6.51	5.14	8.47	63	4.20	6.58	5.17	8.81
LEASING EXP	1.45	.42	.10	1.10	55				
TOTAL PAYROLL	.82	.57	.42	.94	62				
TOTAL CONTRACT	1.80	1.52	.95	2.23	63				

AVG SQFT OFC TEN	13275	61	AVG OFFICE OCCUPANCY	84.9	63
AVG SQFT RET TEN	2757	43	AVG RETAIL OCCUPANCY	85.1	44
AVG SQFT OFC WORK	254	59	AVG RATE YR END RENT	21.48	55
			RENTABLE GROSS SQFT	.93	63

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.76	63	ADMIN TOTAL	.74	63
PAYROLL	.36	18	PAYROLL	.20	51
CONTRACT	.64	62	MGMT FEES	.36	56
SUP MAT MISC	.04	51	LEGAL FEES	.02	43
TRASH REMOVAL	.03	54	AUDIT FEES	.03	36
			GEN OFC EXP	.05	60
			OTHER ADM EXP	.05	43
REPR MAINT TOTAL	.85	63			
PAYROLL	.31	54	FIXED EXP TOTAL	1.66	63
ELEVATOR	.20	62	REAL ESTATE TAX	1.48	62
HVAC	.09	61	BUILDING INS	.17	62
ELECTRICAL	.03	59	PERS PROP TAX	.00	22
STRUCT ROOF	.03	29	OTHER TAXES	.01	20
PLUMBING	.01	50			
FIRE LIFE SFTY	.02	41	LEASING EXPENSES	.42	55
OTHER MAINT SUP	.14	62	ADV PROMOTION	.02	41
			COMM FEES	.22	42
UTILITIES TOTAL	1.59	63	TENANT ALTS	.21	41
ELECTRIC	1.48	63	BUY OUTS	.15	7
GAS	.01	7			
FUEL OIL	.00	7	TOTAL PAYROLL	.57	62
PURCH STEAM	.20	7	CLEANING	.36	16
PURCH CH WTR	.63	3	REPAIR MAINT	.31	54
COAL			RDS GROUNDS	.05	3
WATER SEWER	.04	61	SECURITY	.28	21
			ADMINISTRATIVE	.20	51
RDS GNDS SEC TOT	.33	63			
RDS GNDS TOTAL	.03	49	TOTAL CONTRACTS	1.52	63
RDS GNDS PAYRL	.05	3	CLEANING	.64	62
RDS GNDS CONTR	.03	38	REPAIR MAINT	.30	55
RDS GNDS OTHER	.01	31	RDS GROUNDS	.03	38
SECURITY TOTAL	.27	61	SECURITY	.20	54
SEC PAYROLL	.26	21	ADMINISTRATIVE	.37	53
SEC CONTRACTS	.30	54			
SEC OTHER	.02	28			

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U.S. PRIVATE SECTOR
ALL ELECTRIC BUILDINGS
DOWNTOWN MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	44 BLDS 46,741,121 SQ FT					43,762,902 SQ FT			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					40	16.36	16.65	11.25	20.88
RETAIL AREA	22.55	15.21	7.73	25.40	31				
OTHER AREA	18.76	10.50	.74	25.76	11				
TOTAL RENT	16.02	15.41	10.11	20.89	42				
MISCELLANEOUS	.82	.34	.09	.53	28				
TOTAL INCOME	16.58	15.82	10.14	21.56	42				
EXPENSE									
CLEANING	1.09	.86	.63	1.35	44	1.16	.91	.70	1.41
REPAIR MAINT	1.24	1.01	.68	1.47	44	1.32	1.11	.72	1.53
UTILITIES	1.64	1.53	1.06	2.03	44	1.74	1.58	1.11	2.17
RDS GNDS SEC	.38	.32	.20	.46	44	.38	.32	.20	.46
ADMINISTRATIVE	.73	.66	.44	.93	44	.73	.66	.44	.93
TOTAL OPER EXP	5.09	4.57	3.73	5.56	44	5.42	5.01	3.63	5.99
FIXED EXPENSES	3.27	1.97	1.47	4.43	44	3.27	1.97	1.47	4.43
TOTAL OPER+FIXED	8.36	7.72	4.98	9.81	44	8.89	8.06	5.41	10.48
LEASING EXP	.78	.22	.10	.66	36				
TOTAL PAYROLL	1.03	.71	.45	1.15	44				
TOTAL CONTRACT	1.62	1.27	.94	1.96	44				

AVG SQFT OFC TEN	13471	40	AVG OFFICE OCCUPANCY	89.7	44
AVG SQFT RET TEN	3491	38	AVG RETAIL OCCUPANCY	89.0	41
AVG SQFT OFC WORK	283	37	AVG RATE YR END RENT	21.79	38
			RENTABLE GROSS SQFT	.93	44

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.86	44	ADMIN TOTAL	.66	44
PAYROLL	.74	11	PAYROLL	.21	41
CONTRACT	.66	43	MGMT FEES	.26	36
SUP MAT MISC	.05	35	LEGAL FEES	.02	29
TRASH REMOVAL	.03	41	AUDIT FEES	.01	25
			GEN OFC EXP	.07	38
			OTHER ADM EXP	.04	35
REPR MAINT TOTAL	1.01	44			
PAYROLL	.40	38	FIXED EXP TOTAL	1.97	44
ELEVATOR	.21	44	REAL ESTATE TAX	1.71	42
HVAC	.09	43	BUILDING INS	.19	42
ELECTRICAL	.03	41	PERS PROP TAX	.01	7
STRUCT ROOF	.02	19	OTHER TAXES	.06	13
PLUMBING	.01	38			
FIRE LIFE SFTY	.01	26	LEASING EXPENSES	.22	36
OTHER MAINT SUP	.19	42	ADV PROMOTION	.03	27
			COMM FEES	.09	27
UTILITIES TOTAL	1.53	44	TENANT ALTS	.16	23
ELECTRIC	1.26	44	BUY OUTS	.34	3
GAS	.01	7			
FUEL OIL	.00	4	TOTAL PAYROLL	.71	44
PURCH STEAM	.09	7	CLEANING	.74	11
PURCH CH WTR	.15	5	REPAIR MAINT	.40	38
COAL			RDS GROUNDS	.06	5
WATER SEWER	.04	40	SECURITY	.34	19
			ADMINISTRATIVE	.21	41
RDS GNDS SEC TOT	.33	44			
RDS GNDS TOTAL	.04	35	TOTAL CONTRACTS	1.27	44
RDS GNDS PAYRL	.06	5	CLEANING	.66	43
RDS GNDS CONTR	.04	37	REPAIR MAINT	.28	34
RDS GNDS OTHER	.01	18	RDS GROUNDS	.04	27
SECURITY TOTAL	.26	44	SECURITY	.16	37
SEC PAYROLL	.34	19	ADMINISTRATIVE	.24	33
SEC CONTRACTS	.16	37			
SEC OTHER	.01	24			

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All Electric Buildings

U.S. PRIVATE SECTOR
ALL ELECTRIC BUILDINGS
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA: 710 BLDS 76,766,011 SQ.FT.					TOTAL OFFICE RENTABLE AREA: 72,823,170 SQ.FT.			
	DOLLARS/SQ.FT.		MID RANGE		# BLDS	DOLLAR/SQ.FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					691	13.88	10.95	7.54	13.58
RETAIL AREA	11.46	11.16	7.62	16.21	89				
OTHER AREA	9.19	5.00	3.18	13.56	37				
TOTAL RENT	14.03	11.05	7.54	14.19	695				
MISCELLANEOUS	.33	.09	.02	.34	445				
TOTAL INCOME	14.23	11.18	7.61	14.29	696				
EXPENSE									
CLEANING	.60	.62	.49	.78	708	.63	.64	.49	.79
REPAIR/MAINT	.64	.62	.43	.82	708	.66	.63	.44	.84
UTILITIES	1.35	1.49	1.10	1.80	710	1.41	1.51	1.14	1.83
RDS/GRDS/SEC	.34	.29	.18	.43	697	.34	.29	.18	.43
ADMINISTRATIVE	.67	.64	.47	.89	697	.67	.64	.47	.89
TOTAL OPER EXP	3.57	3.79	3.11	4.54	710	3.75	3.84	3.16	4.59
FIXED EXPENSES	1.45	1.33	.89	1.72	701	1.45	1.33	.89	1.72
TOTAL OPER+FIXED	4.97	5.12	4.26	6.06	710	5.30	5.21	4.31	6.20
LEASING EXP	.60	.40	.14	1.00	590				
TOTAL PAYROLL	.50	.44	.30	.63	589				
TOTAL CONTRACT	1.22	1.35	.92	1.73	706				

AVG SQFT OFC TEN	5510	677	AVG OFFICE OCCUPANCY	80.7	703
AVG SQFT RET TEN	3060	166	AVG RETAIL OCCUPANCY	83.5	124
AVG SQFT OFC WORK	297	576	AVG RATE YR-END RENT	14.60	661
			RENTABLE/GROSS SQFT	.96	710

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.62	708
PAYROLL	.13	141
CONTRACT	.52	686
SUP/MAT/MISC	.05	550
TRASH REMOVAL	.04	618
REPR/MAINT TOTAL	.62	708
PAYROLL	.25	487
ELEVATOR	.07	563
HVAC	.11	666
ELECTRICAL	.03	582
STRUCT/ROOF	.02	415
PLUMBING	.01	552
FIRE/LIFE SFTY	.01	321
OTHER MAINT/SUP	.12	652
UTILITIES TOTAL	1.49	710
ELECTRIC	1.41	706
GAS	.02	40
FUEL OIL	.00	26
PURCH STEAM		
PURCH CH WTR	.52	7
COAL	.07	1
WATER/SEWER	.06	660
RDS/GRDS/SEC TOT	.28	697
RDS/GRDS TOTAL	.17	679
RDS/GRDS PAYRL	.09	99
RDS/GRDS CONTR	.13	619
RDS/GRDS OTHER	.04	426
SECURITY TOTAL	.10	564
SEC PAYROLL	.11	51
SEC CONTRACTS	.09	510
SEC OTHER	.02	149

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.64	697
PAYROLL	.23	426
MGMT FEES	.43	646
LEGAL FEES	.03	413
AUDIT FEES	.03	232
GEN OFC EXP	.05	522
OTHER ADM EXP	.03	454
FIXED EXP TOTAL	1.33	701
REAL ESTATE TAX	1.14	673
BUILDING INS	.15	676
PERS PROP TAX	.01	146
OTHER TAXES	.03	137
LEASING EXPENSES	.40	590
ADV/PROMOTION	.04	444
COMM FEES	.18	471
TENANT ALTS	.37	419
BUY-OUTS	.15	31
TOTAL PAYROLL	.44	589
CLEANING	.13	141
REPAIR/MAINT	.25	487
RDS/GROUNDS	.09	99
SECURITY	.11	51
ADMINISTRATIVE	.23	426
TOTAL CONTRACTS	1.35	706
CLEANING	.52	686
REPAIR/MAINT	.22	555
RDS/GROUNDS	.13	619
SECURITY	.09	510
ADMINISTRATIVE	.48	545

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
ALL ELECTRIC BUILDINGS
SUBURBAN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA: 109 BLDS 3,227,675 SQ.FT.					TOTAL OFFICE RENTABLE AREA: 3,190,988 SQ.FT.			
	DOLLARS/SQ.FT.		MID RANGE		# BLDS	DOLLAR/SQ.FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					103	10.63	10.23	7.97	13.28
RETAIL AREA	11.86	13.01	9.81	16.17	4				
OTHER AREA	6.00	6.00			1				
TOTAL RENT	10.93	10.57	8.01	13.28	104				
MISCELLANEOUS	.35	.05	.01	.25	52				
TOTAL INCOME	11.11	10.84	8.02	13.32	104				
EXPENSE									
CLEANING	.69	.70	.52	.89	108	.70	.71	.52	.89
REPAIR/MAINT	.63	.62	.38	.81	109	.63	.62	.37	.81
UTILITIES	1.66	1.62	1.22	2.09	109	1.67	1.62	1.24	2.12
RDS/GRDS/SEC	.35	.31	.19	.50	108	.35	.31	.19	.50
ADMINISTRATIVE	.75	.62	.49	.83	105	.75	.62	.49	.83
TOTAL OPER EXP	4.06	3.91	3.22	5.06	109	4.09	3.91	3.22	5.06
FIXED EXPENSES	1.39	1.27	.88	1.76	108	1.39	1.27	.88	1.76
TOTAL OPER+FIXED	5.44	5.03	4.28	6.56	109	5.49	5.03	4.28	6.58
LEASING EXP	.69	.28	.07	.72	86				
TOTAL PAYROLL	.49	.40	.20	.61	56				
TOTAL CONTRACT	1.60	1.57	1.16	2.04	109				

AVG SQFT OFC TEN	2611	105	AVG OFFICE OCCUPANCY	84.4	108
AVG SQFT RET TEN	865	5	AVG RETAIL OCCUPANCY	87.6	5
AVG SQFT OFC WORK	241	80	AVG RATE YR-END RENT	12.71	101
			RENTABLE/GROSS SQFT	.96	109

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.70	108
PAYROLL	.56	10
CONTRACT	.60	99
SUP/MAT/MISC	.07	74
TRASH REMOVAL	.05	90
REPR/MAINT TOTAL	.62	109
PAYROLL	.22	45
ELEVATOR	.07	73
HVAC	.15	102
ELECTRICAL	.04	76
STRUCT/ROOF	.05	45
PLUMBING	.01	69
FIRE/LIFE SFTY	.02	35
OTHER MAINT/SUP	.17	93
UTILITIES TOTAL	1.82	109
ELECTRIC	1.52	108
GAS	.02	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL	.07	1
WATER/SEWER	.07	104
RDS/GRDS/SEC TOT	.31	106
RDS/GRDS TOTAL	.25	103
RDS/GRDS PAYRL	.33	4
RDS/GRDS CONTR	.21	97
RDS/GRDS OTHER	.06	49
SECURITY TOTAL	.06	67
SEC PAYROLL	.21	4
SEC CONTRACTS	.06	51
SEC OTHER	.02	14

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.62	105
PAYROLL	.26	26
MGMT FEES	.50	95
LEGAL FEES	.04	43
AUDIT FEES	.06	33
GEN OFC EXP	.05	57
OTHER ADM EXP	.04	55
FIXED EXP TOTAL	1.27	108
REAL ESTATE TAX	1.00	105
BUILDING INS	.17	106
PERS PROP TAX	.02	7
OTHER TAXES	.05	15
LEASING EXPENSES	.28	86
ADV/PROMOTION	.03	55
COMM FEES	.19	62
TENANT ALTS	.33	48
BUY-OUTS	.10	3
TOTAL PAYROLL	.40	56
CLEANING	.56	10
REPAIR/MAINT	.22	45
RDS/GROUNDS	.33	4
SECURITY	.21	4
ADMINISTRATIVE	.26	26
TOTAL CONTRACTS	1.57	109
CLEANING	.60	99
REPAIR/MAINT	.32	85
RDS/GROUNDS	.21	97
SECURITY	.06	51
ADMINISTRATIVE	.55	92

All line items are computed as stand alone figures. Columns will not add to match totals.

All Electric Buildings

U.S. PRIVATE SECTOR
ALL ELECTRIC BUILDINGS
SUBURBAN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	128 BLDS 9,201,932 SQ.FT.					9,060,671 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					127	10.24	10.20	7.17	12.69
RETAIL AREA	10.80	15.03	9.71	17.45	7				
OTHER AREA	6.17	3.67	2.69	11.55	6				
TOTAL RENT	10.46	10.56	7.97	13.41	127				
MISCELLANEOUS	.33	.11	.03	.37	84				
TOTAL INCOME	10.88	10.74	7.97	13.52	127				
EXPENSE									
CLEANING	.63	.60	.48	.78	128	.64	.61	.48	.79
REPAIR-MAINT	.65	.58	.45	.79	127	.66	.59	.45	.83
UTILITIES	1.57	1.57	1.18	1.89	128	1.59	1.57	1.24	1.92
RDS GNDS SEC	.28	.23	.15	.35	128	.28	.23	.15	.35
ADMINISTRATIVE	.69	.65	.46	.88	125	.69	.65	.46	.88
TOTAL OPER EXP	3.80	3.76	3.02	4.55	128	3.86	3.84	3.10	4.58
FIXED EXPENSES	1.28	1.16	.79	1.62	127	1.28	1.16	.79	1.62
TOTAL OPER+FIXED	5.07	4.86	4.15	6.04	128	5.13	4.91	4.24	6.10
LEASING EXP	.69	.41	.11	.90	107				
TOTAL PAYROLL	.50	.42	.28	.64	95				
TOTAL CONTRACT	1.36	1.36	.90	1.75	128				

AVG SQFT OFC TEN	4082	122	AVG OFFICE OCCUPANCY	80.7	124
AVG SQFT RET TEN	6228	8	AVG RETAIL OCCUPANCY	88.0	10
AVG SQFT OFC WORK	204	103	AVG RATE YR END RENT	14.63	119
			RENTABLE GROSS SQFT	.95	128

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.60	128	ADMIN TOTAL	.65	125
PAYROLL	.24	15	PAYROLL	.27	57
CONTRACT	.50	124	MGMT FEES	.46	114
SUP MAT MISC	.05	96	LEGAL FEES	.02	54
TRASH REMOVAL	.03	115	AUDIT FEES	.03	37
			GEN OFC EXP	.05	75
REPR MAINT TOTAL	.58	127	OTHER ADM EXP	.03	68
PAYROLL	.23	81			
ELEVATOR	.07	118	FIXED EXP. TOTAL	1.16	127
HVAC	.14	122	REAL ESTATE TAX	1.02	120
ELECTRICAL	.03	91	BUILDING INS	.14	124
STRUCT ROOF	.02	57	PERS PROP TAX	.00	15
PLUMBING	.01	85	OTHER TAXES	.03	20
FIRE LIFE SFTY	.01	55			
OTHER MAINT SUP	.13	116	LEASING EXPENSES	.41	107
			ADV PROMOTION	.03	80
UTILITIES TOTAL	1.57	128	COMM FEES	.17	82
ELECTRIC	1.48	128	TENANT ALTS	.29	68
GAS	.02	4	BUY-OUTS	.25	8
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.42	95
PURCH CH WTR			CLEANING	.24	15
COAL			REPAIR MAINT	.23	81
WATER SEWER	.05	123	RDS GROUNDS	.05	14
			SECURITY	.08	12
RDS GNDS SEC TOT	.23	128	ADMINISTRATIVE	.27	57
RDS GNDS TOTAL	.17	127			
RDS GNDS PAYRL	.05	14	TOTAL CONTRACTS	1.36	128
RDS GNDS CONTR	.13	113	CLEANING	.50	124
RDS GNDS OTHER	.04	79	REPAIR MAINT	.22	108
SECURITY TOTAL	.07	94	RDS GROUNDS	.13	113
SEC PAYROLL	.08	12	SECURITY	.05	83
SEC CONTRACTS	.05	83	ADMINISTRATIVE	.52	107
SEC OTHER	.03	25			

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
ALL ELECTRIC BUILDINGS
SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	150 BLDS 25,967,956 SQ.FT.					25,237,758 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					140	20.97	12.05	8.57	15.05
RETAIL AREA	12.33	11.13	6.32	14.81	23				
OTHER AREA	4.34	4.33	2.99	44.00	6				
TOTAL RENT	22.15	12.19	8.55	15.61	141				
MISCELLANEOUS	.37	.10	.02	.49	101				
TOTAL INCOME	22.29	12.57	8.56	15.85	142				
EXPENSE									
CLEANING	.63	.63	.51	.75	149	.65	.64	.52	.77
REPAIR-MAINT	.67	.64	.46	.83	149	.69	.64	.46	.84
UTILITIES	1.41	1.32	1.09	1.64	150	1.45	1.38	1.14	1.72
RDS GNDS SEC	.37	.35	.21	.50	149	.37	.35	.21	.50
ADMINISTRATIVE	.74	.69	.49	.93	145	.74	.69	.49	.93
TOTAL OPER EXP	3.78	3.80	3.23	4.49	150	3.89	3.82	3.29	4.58
FIXED EXPENSES	1.56	1.49	1.15	1.82	149	1.56	1.49	1.15	1.82
TOTAL OPER+FIXED	5.32	5.35	4.58	6.15	150	5.45	5.47	4.68	6.26
LEASING EXP	.94	.49	.19	1.16	123				
TOTAL PAYROLL	.54	.48	.35	.63	148				
TOTAL CONTRACT	1.37	1.36	.99	1.71	149				

AVG SQFT OFC TEN	6438	141	AVG OFFICE OCCUPANCY	82.2	149
AVG SQFT RET TEN	3230	26	AVG RETAIL OCCUPANCY	91.2	30
AVG SQFT OFC WORK	303	132	AVG RATE YR END RENT	15.80	137
			RENTABLE GROSS SQFT	.96	150

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.63	149	ADMIN TOTAL	.69	145
PAYROLL	.11	36	PAYROLL	.23	107
CONTRACT	.52	145	MGMT FEES	.42	131
SUP MAT MISC	.05	119	LEGAL FEES	.03	90
TRASH REMOVAL	.03	132	AUDIT FEES	.03	53
			GEN OFC EXP	.05	128
REPR MAINT TOTAL	.64	149	OTHER ADM EXP	.03	104
PAYROLL	.26	135			
ELEVATOR	.08	145	FIXED EXP TOTAL	1.49	149
HVAC	.08	139	REAL ESTATE TAX	1.28	145
ELECTRICAL	.03	121	BUILDING INS	.17	144
STRUCT ROOF	.03	69	PERS PROP TAX	.01	47
PLUMBING	.01	113	OTHER TAXES	.04	35
FIRE LIFE SFTY	.02	69			
OTHER MAINT SUP	.11	144	LEASING EXPENSES	.49	123
			ADV PROMOTION	.06	97
UTILITIES TOTAL	1.32	150	COMM FEES	.17	105
ELECTRIC	1.24	150	TENANT ALTS	.44	87
GAS	.00	11	BUY-OUTS	.13	17
FUEL OIL	.00	9			
PURCH STEAM			TOTAL PAYROLL	.48	148
PURCH CH WTR	.49	4	CLEANING	.11	36
COAL			REPAIR MAINT	.26	135
WATER SEWER	.06	147	RDS GROUNDS	.09	26
			SECURITY	.10	20
RDS GNDS SEC TOT	.35	149	ADMINISTRATIVE	.23	107
RDS GNDS TOTAL	.15	146			
RDS GNDS PAYRL	.09	26	TOTAL CONTRACTS	1.36	149
RDS GNDS CONTR	.12	136	CLEANING	.52	145
RDS GNDS OTHER	.03	102	REPAIR MAINT	.18	126
SECURITY TOTAL	.15	139	RDS GROUNDS	.12	136
SEC PAYROLL	.10	20	SECURITY	.14	127
SEC CONTRACTS	.14	127	ADMINISTRATIVE	.44	121
SEC OTHER	.02	33			

All line items are computed as stand alone figures. Columns will not add to match totals.

All Electric Buildings

U.S. PRIVATE SECTOR
ALL ELECTRIC BUILDINGS
SUBURBAN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	31 BLDS 12,973,159 SQ FT					12,444,262 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					31	11.92	12.61	8.04	15.36
RETAIL AREA	9.15	7.81	5.74	13.83	12				
OTHER AREA	19.38	15.86	6.27	359.26	6				
TOTAL RENT	12.10	12.77	8.32	16.12	3				
MISCELLANEOUS	.19	.12	.02	.22	23				
TOTAL INCOME	12.24	12.77	8.35	16.70	31				
EXPENSE									
CLEANING	.64	.60	.54	.75	31	.67	.65	.54	.81
REPAIR-MAINT	.72	.72	.47	.93	31	.75	.73	.47	1.02
UTILITIES	1.31	1.20	1.00	1.46	31	1.34	1.20	1.00	1.59
RDS. GNDS SEC	.33	.29	.21	.42	31	.33	.29	.21	.42
ADMINISTRATIVE	.75	.69	.52	1.05	30	.75	.69	.52	1.05
TOTAL OPER EXP	3.74	3.87	2.95	4.30	31	3.87	3.92	3.11	4.58
FIXED EXPENSES	1.56	1.53	1.34	1.82	31	1.56	1.53	1.34	1.82
TOTAL OPER+FIXED	5.29	5.20	4.37	5.94	31	5.43	5.52	4.53	6.15
LEASING EXP	.99	.44	.10	1.22	27				
TOTAL PAYROLL	.52	.43	.34	.74	31				
TOTAL CONTRACT	1.14	1.02	.76	1.54	31				

AVG SQFT OFC TEN	8052	27	AVG OFFICE OCCUPANCY	84.8	31
AVG SQFT RET TEN	3565	11	AVG RETAIL OCCUPANCY	82.0	12
AVG SQFT OFC WORK	290	26	AVG RATE YR-END RENT	16.50	28
			RENTABLE GROSS SQFT	.93	31

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.60	31	ADMIN TOTAL	.69	30
PAYROLL	.10	12	PAYROLL	.15	24
CONTRACT	.56	29	MGMT FEES	.41	26
SUP MAT MISC	.03	23	LEGAL FEES	.05	23
TRASH REMOVAL	.03	24	AUDIT FEES	.04	11
			GEN OFC EXP	.05	27
REPR MAINT TOTAL	.72	31	OTHER ADM EXP	.03	21
PAYROLL	.24	22			
ELEVATOR	.16	31	FIXED EXP TOTAL	1.53	31
HVAC	.07	29	REAL ESTATE TAX	1.32	30
ELECTRICAL	.03	28	BUILDING INS	.15	31
STRUCT ROOF	.01	14	PERS PROP TAX	.02	7
PLUMBING	.01	25	OTHER TAXES	.01	3
FIRE LIFE SFTY	.01	15			
OTHER MAINT SUP	.22	30	LEASING EXPENSES		
			ADV PROMOTION	.44	27
UTILITIES TOTAL	1.20	31	COMM FEES	.03	23
ELECTRIC	1.12	31	TENANT ALTS	.16	22
GAS	.01	5		.57	19
FUEL OIL			BUY OUTS	.19	3
PURCH STEAM					
PURCH CH WTR	1.01	1	TOTAL PAYROLL	.43	31
COAL			CLEANING	.10	12
WATER SEWER	.06	27	REPAIR MAINT	.24	22
			RDS GROUNDS	.11	6
RDS GNDS SEC TOT	.29	31	SECURITY	.14	5
RDS GNDS TOTAL	.09	31	ADMINISTRATIVE	.15	24
RDS GNDS PAYRL	.11	6			
RDS GNDS CONTR	.07	27	TOTAL CONTRACTS	1.02	31
RDS GNDS OTHER	.02	19	CLEANING	.58	29
SECURITY TOTAL	.17	30	REPAIR MAINT	.28	18
SEC PAYROLL	.14	5	RDS GROUNDS	.07	27
SEC CONTRACTS	.16	28	SECURITY	.16	28
SEC OTHER	.01	9	ADMINISTRATIVE	.42	19

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
ALL ELECTRIC BUILDINGS
SUBURBAN MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 3,452,626 SQ FT					3,414,718 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5				
RETAIL AREA	15.60	17.49			2				
OTHER AREA									
TOTAL RENT	4.93	2.05	.64	9.41	5				
MISCELLANEOUS	.21	.09			3				
TOTAL INCOME	5.07	2.05	.93	9.48	5				
EXPENSE									
CLEANING	.36	.24	.14	.59	5	.37	.24	.14	.80
REPAIR-MAINT	.43	.41	.18	.70	5	.44	.41	.18	.70
UTILITIES	1.20	.71	.40	2.03	5	1.22	.71	.40	2.06
RDS GNDS SEC	.31	.32	.12	.45	5	.31	.32	.12	.45
ADMINISTRATIVE	.28	.29	.15	.38	5	.28	.29	.15	.38
TOTAL OPER EXP	2.60	2.39	1.01	3.92	5	2.63	2.39	1.02	3.98
FIXED EXPENSES	.98	1.13	.38	1.51	5	.98	1.13	.38	1.51
TOTAL OPER+FIXED	3.58	3.52	1.76	5.06	5	3.60	3.52	1.77	5.12
LEASING EXP	.27	.25	.11	.41	5				
TOTAL PAYROLL	.33	.31	.13	.53	5				
TOTAL CONTRACT	.83	.71	.32	1.25	5				

AVG SQFT OFC TEN	19375	3	AVG OFFICE OCCUPANCY	89.4	4
AVG SQFT RET TEN	3929	3	AVG RETAIL OCCUPANCY	82.9	3
AVG SQFT OFC WORK	443	4	AVG RATE YR-END RENT	15.34	4
			RENTABLE GROSS SQFT	.98	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.24	5	ADMIN TOTAL	.29	5
PAYROLL	.05	2	PAYROLL	.10	5
CONTRACT	.22	5	MGMT FEES	.11	5
SUP MAT MISC	.03	5	LEGAL FEES	.06	5
TRASH REMOVAL	.01	2	AUDIT FEES		
			GEN OFC EXP	.01	5
REPR MAINT TOTAL	.41	5	OTHER ADM EXP	.02	5
PAYROLL	.12	4			
ELEVATOR	.11	5	FIXED EXP TOTAL	1.13	5
HVAC	.06	2	REAL ESTATE TAX	1.02	5
ELECTRICAL	.03	2	BUILDING INS	.14	5
STRUCT ROOF			PERS PROP TAX		
PLUMBING	.00	4	OTHER TAXES		
FIRE LIFE SFTY	.02	1			
OTHER MAINT SUP	.13	5	LEASING EXPENSES		
			ADV PROMOTION	.25	5
UTILITIES TOTAL	.71	5	COMM FEES	.25	3
ELECTRIC	.70	5	TENANT ALTS	.17	3
GAS				.04	1
FUEL OIL			BUY OUTS		
PURCH STEAM					
PURCH CH WTR	1.15	2	TOTAL PAYROLL	.31	5
COAL			CLEANING	.05	2
WATER SEWER	.02	5	REPAIR MAINT	.12	4
			RDS GROUNDS	.06	3
RDS GNDS SEC TOT	.32	5	SECURITY	.19	1
RDS GNDS TOTAL	.06	5	ADMINISTRATIVE	.10	5
RDS GNDS PAYRL	.06	3			
RDS GNDS CONTR	.01	3	TOTAL CONTRACTS	.71	5
RDS GNDS OTHER	.01	4	CLEANING	.22	5
SECURITY TOTAL	.25	5	REPAIR MAINT	.19	4
SEC PAYROLL	.19	1	RDS GROUNDS	.01	3
SEC CONTRACTS	.20	5	SECURITY	.20	5
SEC OTHER	.01	2	ADMINISTRATIVE	.14	5

All line items are computed as stand alone figures. Columns will not add to match totals.

All Electric Buildings

U.S. PRIVATE SECTOR
ALL ELECTRIC BUILDINGS
ALL RURAL

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 340,119 SQ.FT.					326,621 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	13.76	14.60	9.19	15.31
RETAIL AREA	3.13	3.13			1				
OTHER AREA									
TOTAL RENT	13.35	14.60	9.03	15.32	5				
MISCELLANEOUS	.51	.40	.02	.97	5				
TOTAL INCOME	13.86	15.57	9.05	16.00	5				
EXPENSE									
CLEANING	.75	.78	.44	.99	5	.78	.78	.48	.99
REPAIR-MAINT	.61	.73	.19	.85	5	.64	.73	.22	.85
UTILITIES	1.56	1.62	1.12	1.94	5	1.62	1.62	1.31	1.94
RDS GNDS SEC	.26	.12	.09	.29	5	.26	.12	.09	.29
ADMINISTRATIVE	.82	.96	.59	1.13	5	.82	.96	.58	1.13
TOTAL OPER EXP	4.00	3.99	3.32	4.41	5	4.17	3.99	3.84	4.41
FIXED EXPENSES	1.79	1.09	.96	2.92	5	1.79	1.09	.96	2.92
TOTAL OPER+FIXED	5.79	5.06	4.29	7.33	5	5.96	5.06	4.81	7.33
LEASING EXP	.34	.33	.27	.54	4				
TOTAL PAYROLL	.37	.38	.26	.55	4				
TOTAL CONTRACT	1.39	1.36	1.08	1.81	5				

AVG SQFT OFC TEN	2290	5	AVG OFFICE OCCUPANCY	87.0	5
AVG SQFT RET TEN	3375	1	AVG RETAIL OCCUPANCY	75.0	1
AVG SQFT OFC WORK	242	3	AVG RATE YR END RENT	14.96	5
			RENTABLE GROSS SQFT	.97	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.78	5
PAYROLL	.12	2
CONTRACT	.50	5
SUP MAT MISC	.08	5
TRASH REMOVAL	.05	5
REPR MAINT TOTAL	.73	5
PAYROLL	.21	3
ELEVATOR	.08	5
HVAC	.18	5
ELECTRICAL	.01	4
STRUCT ROOF		
PLUMBING	.02	4
FIRE LIFE SFTY	.04	2
OTHER MAINT SUP	.14	5
UTILITIES TOTAL	1.62	5
ELECTRIC	1.52	5
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.08	5
RDS GNDS SEC TOT	.12	5
RDS GNDS TOTAL	.12	5
RDS GNDS PAYRL		
RDS GNDS CONTR	.11	5
RDS GNDS OTHER	.02	3
SECURITY TOTAL	.09	3
SEC PAYROLL		
SEC CONTRACTS	.09	3
SEC OTHER	.00	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.96	5
PAYROLL	.20	3
MGMT FEES	.48	5
LEGAL FEES	.04	4
AUDIT FEES	.08	1
GEN OFC EXP	.04	4
OTHER ADM EXP	.11	3
FIXED EXP TOTAL	1.09	5
REAL ESTATE TAX	.77	5
BUILDING INS	.31	5
PERS PROP TAX	.01	3
OTHER TAXES	.08	1
LEASING EXPENSES	.33	4
ADV PROMOTION	.20	2
COMM FEES	.26	4
TENANT ALTS	.02	3
BUY OUTS		
TOTAL PAYROLL	.38	4
CLEANING	.12	2
REPAIR MAINT	.21	3
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE	.20	3
TOTAL CONTRACTS	1.38	5
CLEANING	.50	5
REPAIR MAINT	.13	5
RDS GROUNDS	.11	6
SECURITY	.09	3
ADMINISTRATIVE	.53	4

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
ALL ELECTRIC BUILDINGS
RURAL LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 160,119 SQ.FT.					146,621 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	12.35	14.35	9.19	15.16
RETAIL AREA	3.13	3.13			1				
OTHER AREA									
TOTAL RENT	11.58	14.35	9.03	15.16	4				
MISCELLANEOUS	.37	.21	.02	.84	4				
TOTAL INCOME	11.94	15.00	9.05	16.00	4				
EXPENSE									
CLEANING	.68	.72	.44	.96	4	.74	.72	.48	.96
REPAIR-MAINT	.48	.51	.19	.85	4	.53	.52	.22	.85
UTILITIES	1.48	1.55	1.12	1.94	4	1.62	1.58	1.31	1.94
RDS GNDS SEC	.12	.12	.09	.16	4	.12	.12	.09	.16
ADMINISTRATIVE	.93	.99	.70	1.13	4	.93	.99	.70	1.13
TOTAL OPER EXP	3.70	3.99	3.32	4.27	4	4.04	3.99	3.84	4.27
FIXED EXPENSES	1.57	1.08	.96	2.47	4	1.57	1.08	.96	2.47
TOTAL OPER+FIXED	5.27	4.95	4.29	6.73	4	5.61	4.95	4.81	6.73
LEASING EXP	.48	.36			3				
TOTAL PAYROLL	.44	.45			3				
TOTAL CONTRACT	1.42	1.37	1.08	1.81	4				

AVG SQFT OFC TEN	1698	4	AVG OFFICE OCCUPANCY	85.7	4
AVG SQFT RET TEN	3375	1	AVG RETAIL OCCUPANCY	75.0	1
AVG SQFT OFC WORK	242	3	AVG RATE YR END RENT	14.20	4
			RENTABLE GROSS SQFT	.94	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.72	4
PAYROLL	.04	1
CONTRACT	.61	4
SUP MAT MISC	.05	4
TRASH REMOVAL	.04	4
REPR MAINT TOTAL	.51	4
PAYROLL	.21	2
ELEVATOR	.06	4
HVAC	.15	4
ELECTRICAL	.01	3
STRUCT ROOF		
PLUMBING	.00	3
FIRE LIFE SFTY	.04	2
OTHER MAINT SUP	.12	4
UTILITIES TOTAL	1.55	4
ELECTRIC	1.49	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.06	4
RDS GNDS SEC TOT	.12	4
RDS GNDS TOTAL	.09	4
RDS GNDS PAYRL		
RDS GNDS CONTR	.08	4
RDS GNDS OTHER	.01	2
SECURITY TOTAL	.07	2
SEC PAYROLL		
SEC CONTRACTS	.07	2
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.99	4
PAYROLL	.42	2
MGMT FEES	.46	4
LEGAL FEES	.05	3
AUDIT FEES	.08	1
GEN OFC EXP	.03	3
OTHER ADM EXP	.12	2
FIXED EXP TOTAL	1.08	4
REAL ESTATE TAX	.76	4
BUILDING INS	.24	4
PERS PROP TAX	.07	2
OTHER TAXES	.08	1
LEASING EXPENSES	.36	3
ADV PROMOTION	.39	1
COMM FEES	.28	3
TENANT ALTS	.13	2
BUY OUTS		
TOTAL PAYROLL	.45	3
CLEANING	.04	1
REPAIR MAINT	.21	2
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE	.42	2
TOTAL CONTRACTS	1.37	4
CLEANING	.61	4
REPAIR MAINT	.17	4
RDS GROUNDS	.08	4
SECURITY	.07	2
ADMINISTRATIVE	.56	3

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Financial Buildings

U.S. PRIVATE SECTOR
FINANCIAL BUILDINGS
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	59 BLDS 16,521,495 SQ.FT.					15,786,147 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					46	15.13	12.26	6.91	19.50
RETAIL AREA	20.68	19.96	14.11	31.60	25				
OTHER AREA	4.74	8.05	3.60	14.00	8				
TOTAL RENT	13.84	12.31	7.75	18.93	49				
MISCELLANEOUS	.28	.18	.03	.78	20				
TOTAL INCOME	13.97	12.85	8.03	20.72	49				
EXPENSE									
CLEANING	2.03	1.13	.77	1.78	59	2.12	1.21	.85	1.94
REPAIR-MAINT	2.05	1.45	.80	2.15	59	2.14	1.48	.90	2.37
UTILITIES	3.13	2.38	1.69	3.03	58	3.27	2.54	2.06	3.33
RDS GNDS SEC	.58	.50	.21	.59	52	.58	.50	.21	.59
ADMINISTRATIVE	.56	.61	.34	.90	54	.56	.61	.34	.90
TOTAL OPER EXP	8.19	6.36	4.39	8.10	59	8.56	7.14	4.67	8.98
FIXED EXPENSES	3.89	2.15	1.13	4.51	56	3.89	2.15	1.13	4.51
TOTAL OPER+FIXED	11.55	8.74	5.53	12.09	59	12.56	9.23	6.26	12.78
LEASING EXP	.37	.23	.05	.81	28				
TOTAL PAYROLL	2.47	.98	.59	2.20	51				
TOTAL CONTRACT	2.38	1.53	1.03	2.52	59				

AVG SQFT OFC TEN	20718	43	AVG OFFICE OCCUPANCY	98.3	58
AVG SQFT RET TEN	7761	24	AVG RETAIL OCCUPANCY	99.7	28
AVG SQFT OFC WORK	269	47	AVG RATE YR-END RENT	20.61	40
			RENTABLE GROSS SQFT	89	59

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.11	52	ADMIN TOTAL	.59	47
PAYROLL	.90	23	PAYROLL	.25	32
CONTRACT	.62	48	MGMT FEES	.42	27
SUP MAT MISC	.11	42	LEGAL FEES	.02	14
TRASH REMOVAL	.08	46	AUDIT FEES	.06	8
			GEN OFC EXP	.04	26
REPR MAINT TOTAL	1.46	52	OTHER ADM EXP	.02	26
PAYROLL	.50	45			
ELEVATOR	.23	49	FIXED EXP TOTAL	2.17	51
HVAC	.16	49	REAL-ESTATE TAX	1.79	51
ELECTRICAL	.08	46	BUILDING INS	.21	47
STRUCT ROOF	.03	28	PERS PROP TAX	.00	4
PLUMBING	.03	40	OTHER TAXES	.02	9
FIRE LIFE SFTY	.04	39			
OTHER MAINT SUP	.19	48	LEASING EXPENSES	.27	27
			ADV PROMOTION	.02	9
UTILITIES TOTAL	2.29	51	COMM FEES	.16	14
ELECTRIC	1.83	50	TENANT ALTS	.36	16
GAS	.19	35	BUY-OUTS	.76	2
FUEL OIL	.19	10			
PURCH STEAM	.45	13	TOTAL PAYROLL	1.00	48
PURCH CH WTR			CLEANING	.90	23
COAL			REPAIR MAINT	.50	45
WATER SEWER	.07	46	RDS GROUNDS	.10	8
			SECURITY	.27	25
RDS GNDS SEC TOT	.50	49	ADMINISTRATIVE	.25	32
RDS GNDS TOTAL	.09	25			
RDS GNDS PAYRL	.10	8	TOTAL CONTRACTS	1.50	52
RDS GNDS CONTR	.04	20	CLEANING	.62	48
RDS GNDS OTHER	.01	14	REPAIR MAINT	.45	42
SECURITY TOTAL	.46	46	RDS GROUNDS	.04	20
SEC PAYROLL	.27	25	SECURITY	.13	38
SEC CONTRACTS	.13	38	ADMINISTRATIVE	.43	30
SEC OTHER	.07	25			

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U.S. PRIVATE SECTOR
FINANCIAL BUILDINGS
DOWNTOWN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	17 BLDS 478,312 SQ.FT.					409,341 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					15		11.73	5.39	23.61
RETAIL AREA	20.23	22.29	12.52	30.10	5				
OTHER AREA	6.97	9.50			2				
TOTAL RENT		11.94	5.00	23.21	15				
MISCELLANEOUS	10.22	2.88	.62	56.16	4				
TOTAL INCOME		12.82	5.00	23.61	15				
EXPENSE									
CLEANING	3.81	1.08	.72	1.56	17	4.45	1.21	.76	2.72
REPAIR-MAINT	6.41	1.15	.47	2.81	17	7.49	1.15	.61	4.05
UTILITIES	7.18	2.15	1.50	3.08	17	8.39	2.82	2.11	3.40
RDS GNDS SEC	1.28	.51	.27	1.01	16	1.26	.51	.27	1.01
ADMINISTRATIVE	1.83	.65	.35	1.10	16	1.89	.65	.35	1.10
TOTAL OPER EXP		5.47	4.01	7.90	17		7.14	4.01	11.28
FIXED EXPENSES	8.29	2.14	1.10	4.52	17	8.29	2.14	1.10	4.52
TOTAL OPER[illegible]XED		7.01	5.19	12.40	17		11.23	5.51	13.91
LEASING EXP	.51	.38	.02	1.82	5				
TOTAL PAYROLL	8.18	.76	.41	1.55	15				
TOTAL CONTRACT	4.72	1.67	1.20	2.60	17				

AVG SQFT OFC TEN	4451	15	AVG OFFICE OCCUPANCY	89.8	17
AVG SQFT RET TEN	1656	6	AVG RETAIL OCCUPANCY	100.0	6
AVG SQFT OFC WORK	75	12	AVG RATE YR-END RENT	16.90	11
			RENTABLE GROSS SQFT	25	17

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.08	17	ADMIN TOTAL	.65	16
PAYROLL	.26	4	PAYROLL	.26	7
CONTRACT	.65	16	MGMT FEES	.64	9
SUP MAT MISC	.23	15	LEGAL FEES	.01	1
TRASH REMOVAL	.09	16	AUDIT FEES	.09	2
			GEN OFC EXP	.03	6
REPR MAINT TOTAL	1.15	17	OTHER ADM EXP	.05	6
PAYROLL	.45	13			
ELEVATOR	.21	16	FIXED EXP TOTAL	2.14	17
HVAC	.24	16	REAL ESTATE TAX	2.14	17
ELECTRICAL	.12	15	BUILDING INS	.16	15
STRUCT ROOF	.02	9	PERS PROP TAX		
PLUMBING	.06	13	OTHER TAXES	.02	1
FIRE LIFE SFTY	.05	13			
OTHER MAINT SUP	.18	16	LEASING EXPENSES	.38	5
			ADV PROMOTION	.61	1
UTILITIES TOTAL	2.15	17	COMM FEES	.22	2
ELECTRIC	1.79	17	TENANT ALTS	.38	3
GAS	.25	12	BUY OUTS		
FUEL OIL	.35	3			
PURCH STEAM	1.52	1	TOTAL PAYROLL	.76	15
PURCH CH WTR			CLEANING	.26	4
COAL			REPAIR MAINT	.45	13
WATER SEWER	.09	15	RDS GROUNDS	.02	1
			SECURITY	.28	9
RDS GNDS SEC TOT	.51	16	ADMINISTRATIVE	.26	7
RDS GNDS TOTAL	.11	6			
RDS GNDS PAYRL	.02	1	TOTAL CONTRACTS	1.67	17
RDS GNDS CONTR	.05	4	CLEANING	.65	16
RDS GNDS OTHER	.23	3	REPAIR MAINT	.46	15
SECURITY TOTAL	.51	16	RDS GROUNDS	.05	4
SEC PAYROLL	.28	9	SECURITY	.05	14
SEC CONTRACTS	.05	14	ADMINISTRATIVE	.56	10
SEC OTHER	.21	9			

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U.S. PRIVATE SECTOR
FINANCIAL BUILDINGS
DOWNTOWN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	542,318 SQ.FT.				507,019 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					8	14.84	14.41	9.38	23.93
RETAIL AREA	21.61	21.00			3				
OTHER AREA	11.18	11.18			1				
TOTAL RENT	15.14	14.93	11.25	17.26	7				
MISCELLANEOUS	.90	.30	.01	1.72	4				
TOTAL INCOME	15.68	14.93	13.03	17.26	7				
EXPENSE									
CLEANING	1.04	.96	.73	1.34	8	1.09	.97	.83	1.42
REPAIR-MAINT	1.04	1.17	.83	1.35	8	1.09	1.29	.83	1.42
UTILITIES	2.35	2.38	1.99	3.15	8	2.46	2.55	2.16	3.37
RDS-GNDS-SEC	.83	.36	.11	.9	8	.83	.36	.11	.90
ADMINISTRATIVE	.71	.66	.30	1.08	6	.71	.66	.30	1.06
TOTAL OPER EXP	5.60	5.74	3.95	7.24	8	5.88	5.96	4.44	7.97
FIXED EXPENSES	1.86	1.80	.88	3.24	8	1.86	1.80	.88	3.24
TOTAL OPER+FIXED	7.46	8.99	5.11	9.57	8	7.75	8.99	5.82	9.75
LEASING EXP	2.91	.27	.12	4.66	4				
TOTAL PAYROLL	.91	.84	.53	1.40	7				
TOTAL CONTRACT	1.91	1.49	.99	2.54	8				

		# BLDS			# BLDS
AVG SQFT OFC TEN	7757	8	AVG OFFICE OCCUPANCY	95.7	7
AVG SQFT RET TEN	7882	3	AVG RETAIL OCCUPANCY	100.0	4
AVG SQFT OFC WORK	226	5	AVG RATE YR-END RENT	18.58	6
			RENTABLE GROSS SQFT	.97	8

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.96	8	ADMIN TOTAL	.68	6
PAYROLL	.27	4	PAYROLL	.30	3
CONTRACT	.62	8	MGMT FEES	.46	4
SUP MAT MISC	.13	6	LEGAL FEES	.03	1
TRASH REMOVAL	.06	7	AUDIT FEES	.09	1
			GEN OFC EXP	.05	3
			OTHER ADM EXP	.06	4
REPR MAINT TOTAL	1.17	8			
PAYROLL	.48	7	FIXED EXP TOTAL	1.80	8
ELEVATOR	.11	8	REAL ESTATE TAX	1.57	8
HVAC	.21	8	BUILDING INS	.12	8
ELECTRICAL	.06	8	PERS PROP TAX	.00	1
STRUCT ROOF	.03	7	OTHER TAXES		
PLUMBING	.03	8			
FIRE LIFE SFTY	.04	7	LEASING EXPENSES	.27	4
OTHER MAINT SUP	.10	8	ADV PROMOTION	.12	1
			COMM FEES	.49	2
UTILITIES TOTAL	2.38	8	TENANT ALTS	.23	4
ELECTRIC	1.91	8	BUY-OUTS		
GAS	.19	5			
FUEL OIL	.54	1	TOTAL PAYROLL	.84	7
PURCH STEAM	.74	1	CLEANING	.27	4
PURCH CH WTR			REPAIR MAINT	.48	7
COAL			RDS GROUNDS	.06	2
WATER SEWER	.07	8	SECURITY	.16	4
			ADMINISTRATIVE	.30	3
RDS GNDS SEC TOT	.38	8			
RDS GNDS TOTAL	.08	6	TOTAL CONTRACTS	1.49	8
RDS GNDS PAYRL	.06	2	CLEANING	.62	8
RDS GNDS CONTR	.04	6	REPAIR MAINT	.44	7
RDS GNDS OTHER	.01	4	RDS GROUNDS	.04	6
SECURITY TOTAL	.51	6	SECURITY	.04	5
SEC PAYROLL	.16	4	ADMINISTRATIVE	.81	4
SEC CONTRACTS	.04	5			
SEC OTHER	.13	4			

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U.S. PRIVATE SECTOR
FINANCIAL BUILDINGS
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS	3,299,910 SQ.FT.				3,139,423 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					16	13.01	12.75	8.16	14.89
RETAIL AREA	22.60	13.88	10.98	23.27	8				
OTHER AREA	5.01	4.91			3				
TOTAL RENT	13.94	12.54	8.62	14.90	16				
MISCELLANEOUS	.18	.18	.01	.27	6				
TOTAL INCOME	14.00	12.62	8.62	15.0	16				
EXPENSE									
CLEANING	1.11	1.02	.65	1.80	18	1.15	1.02	.56	1.87
REPAIR-MAINT	1.55	1.46	.84	1.84	18	1.60	1.46	.98	1.89
UTILITIES	2.10	2.32	1.56	2.67	17	2.18	2.32	1.59	2.68
RDS-GNDS-SEC	.61	.50	.24	.57	17	.61	.50	.24	.57
ADMINISTRATIVE	.62	.58	.36	.84	17	.62	.58	.36	.84
TOTAL OPER EXP	5.83	5.58	3.81	7.35	18	6.06	5.75	4.29	7.76
FIXED EXPENSES	1.77	1.35	.65	2.40	16	1.77	1.35	.65	2.40
TOTAL OPER+FIXED	7.46	7.13	4.93	9.75	18	8.00	7.22	5.35	9.87
LEASING EXP	.47	.31	.05	.85	12				
TOTAL PAYROLL	1.72	1.43	.55	2.30	17				
TOTAL CONTRACT	1.92	1.62	1.13	2.20	18				

		# BLDS			# BLDS
AVG SQFT OFC TEN	8529	15	AVG OFFICE OCCUPANCY	94.6	18
AVG SQFT RET TEN	3979	8	AVG RETAIL OCCUPANCY	100.0	9
AVG SQFT OFC WORK	272	18	AVG RATE YR-END RENT	16.69	14
			RENTABLE GROSS SQFT	.90	18

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.02	16	ADMIN TOTAL	.58	15
PAYROLL	.94	9	PAYROLL	.24	12
CONTRACT	.59	14	MGMT FEES	.43	9
SUP MAT MISC	.08	12	LEGAL FEES	.02	7
TRASH REMOVAL	.07	13	AUDIT FEES	.03	3
			GEN OFC EXP	.03	10
			OTHER ADM EXP	.02	9
REPR MAINT TOTAL	1.46	16			
PAYROLL	.51	14	FIXED EXP TOTAL	1.41	15
ELEVATOR	.24	14	REAL ESTATE TAX	1.18	15
HVAC	.11	14	BUILDING INS	.21	14
ELECTRICAL	.08	13	PERS PROP TAX	.25	2
STRUCT ROOF	.06	8	OTHER TAXES	.02	4
PLUMBING	.0	12			
FIRE LIFE SFTY	.03	13	LEASING EXPENSES	.35	11
OTHER MAINT SUP	.20	13	ADV PROMOTION	.01	5
			COMM FEES	.26	5
UTILITIES TOTAL	1.88	15	TENANT ALTS	.50	5
ELECTRIC	1.58	14	BUY-OUTS	.76	2
GAS	.19	12			
FUEL OIL	.09	3	TOTAL PAYROLL	1.69	15
PURCH STEAM	.45	3	CLEANING	.94	9
PURCH CH WTR			REPAIR MAINT	.51	14
COAL			RDS GROUNDS	.24	3
WATER SEWER	.06	13	SECURITY	.34	5
			ADMINISTRATIVE	.24	12
RDS GNDS SEC TOT	.50	15			
RDS GNDS TOTAL	.08	9	TOTAL CONTRACTS	1.56	16
RDS GNDS PAYRL	.24	3	CLEANING	.59	14
RDS GNDS CONTR	.03	7	REPAIR MAINT	.47	13
RDS GNDS OTHER	.01	6	RDS GROUNDS	.03	7
SECURITY TOTAL	.41	14	SECURITY	.34	12
SEC PAYROLL	.34	5	ADMINISTRATIVE	.40	12
SEC CONTRACTS	.34	12			
SEC OTHER	.02	8			

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Financial Buildings

U.S. PRIVATE SECTOR FINANCIAL BUILDINGS DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 1,838,994 SQ FT					1,758,358 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	26.61	26.59		
RETAIL AREA	14.12	14.11			2				
OTHER AREA	1.13	70.51			2				
TOTAL RENT	14.48	16.04			3				
MISCELLANEOUS	.47	.56			2				
TOTAL INCOME	14.75	16.10			3				
EXPENSE									
CLEANING	1.54	1.57	1.29	1.82	4	1.61	1.65	1.38	1.86
REPAIR-MAINT	1.96	1.88	1.63	2.21	4	2.05	2.00	1.74	2.27
UTILITIES	2.38	2.34	2.22	2.59	4	2.49	2.50	2.32	2.72
RDS GNDS SEC	.92	.45	.26	1.38	4	.92	.45	.26	1.38
ADMINISTRATIVE	.45	.59			3	.45	.59		
TOTAL OPER EXP	7.11	7.41	6.34	7.80	4	7.44	7.57	6.58	8.17
FIXED EXPENSES	3.85	3.52	1.88	6.82	4	3.85	3.52	1.88	6.82
TOTAL OPER+FIXED	10.96	11.32	8.61	14.23	4	11.29	11.54	9.06	14.39
LEASING EXP	.61	.84			3				
TOTAL PAYROLL	2.94	2.61	1.09	4.27	4				
TOTAL CONTRACT	1.00	.83	.29	2.09	4				

AVG SQFT OFC TEN	24136	2	AVG OFFICE OCCUPANCY	99.3	4
AVG SQFT RET TEN	2527	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	228	4	AVG RATE YR END RENT	29.72	3
			RENTABLE GROSS SQFT	.98	4

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.57	4	ADMIN TOTAL	.59	3
PAYROLL	1.58	2	PAYROLL	.27	3
CONTRACT	.95	3	MGMT FEES	.17	1
SUP MAT MISC	.08	3	LEGAL FEES	.09	1
TRASH REMOVAL	.06	4	AUDIT FEES	.20	1
			GEN OFC EXP	.03	3
REPR MAINT TOTAL	1.88	4	OTHER ADM EXP	.01	3
PAYROLL	1.10	4			
ELEVATOR	.27	4	FIXED EXP TOTAL	3.52	4
HVAC	.11	4	REAL ESTATE TAX	3.40	4
ELECTRICAL	.06	4	BUILDING INS	.16	4
STRUCT ROOF	.07	2	PERS PROP TAX		
PLUMBING	.03	2	OTHER TAXES	.41	1
FIRE LIFE SFTY	.01	2			
OTHER MAINT SUP	.34	4	LEASING EXPENSES	.84	3
			ADV PROMOTION	.01	1
UTILITIES TOTAL	2.34	4	COMM FEES	.44	2
ELECTRIC	1.99	4	TENANT ALTS	.51	2
GAS	.28	2	BUY-OUTS		
FUEL OIL	.05	1			
PURCH STEAM	.38	2	TOTAL PAYROLL	2.61	4
PURCH CH WTR			CLEANING	1.58	2
COAL			REPAIR MAINT	1.10	4
WATER SEWER	.03	4	RDS GROUNDS	.58	2
			SECURITY	.21	3
RDS GNDS SEC TOT	.45	4	ADMINISTRATIVE	.27	3
RDS GNDS TOTAL	.58	2			
RDS GNDS PAYRL	.58	2	TOTAL CONTRACTS	.83	4
RDS GNDS CONTR	.01	1	CLEANING	.95	3
RDS GNDS OTHER			REPAIR MAINT	.35	3
SECURITY TOTAL	.43	4	RDS GROUNDS	.01	1
SEC PAYROLL	.21	3	SECURITY	.18	3
SEC CONTRACTS	.18	3	ADMINISTRATIVE	.25	1
SEC OTHER	.02	2			

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U.S. PRIVATE SECTOR FINANCIAL BUILDINGS DOWNTOWN MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS 9,915,212 SQ FT					9,505,626 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					7	12.36	5.96	3.01	25.36
RETAIL AREA	20.50	21.26	19.96	40.64	7				
OTHER AREA									
TOTAL RENT	11.49	6.30	3.03	17.63	8				
MISCELLANEOUS	.05	.05	.03	.07	4				
TOTAL INCOME	11.51	6.33	3.06	17.68	8				
EXPENSE									
CLEANING	2.44	2.26	1.71	3.09	9	2.55	2.26	1.79	3.09
REPAIR-MAINT	2.15	2.44	1.29	2.61	9	2.74	2.45	1.35	2.72
UTILITIES	3.33	3.45	1.83	4.54	9	3.47	3.45	1.93	4.72
RDS GNDS SEC	.45	.39	.04	.57	7	.45	.39	.04	.57
ADMINISTRATIVE	.47	.55	.11	.73	9	.47	.55	.11	.77
TOTAL OPER EXP	8.74	8.78	7.48	11.09	9	9.11	9.21	7.82	11.11
FIXED EXPENSES	4.74	5.53	3.81	5.61	8	4.74	5.53	3.81	5.61
TOTAL OPER+FIXED	12.52	14.41	8.58	16.86	9	14.04	14.76	8.88	16.87
LEASING EXP	.06	.05	.02	.10	4				
TOTAL PAYROLL	2.47	1.63	1.17	4.21	8				
TOTAL CONTRACT	2.77	1.36	.54	3.37	9				

AVG SQFT OFC TEN	180343	5	AVG OFFICE OCCUPANCY	99.8	9
AVG SQFT RET TEN	19007	5	AVG RETAIL OCCUPANCY	99.6	7
AVG SQFT OFC WORK	312	7	AVG RATE YR END RENT	31.08	6
			RENTABLE GROSS SQFT	.98	9

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.96	7	ADMIN TOTAL	.55	7
PAYROLL	2.30	4	PAYROLL	.20	7
CONTRACT	.41	7	MGMT FEES	.22	4
SUP MAT MISC	.19	6	LEGAL FEES	.02	4
TRASH REMOVAL	.12	6	AUDIT FEES	.00	1
			GEN OFC EXP	.11	4
REPR MAINT TOTAL	2.44	7	OTHER ADM EXP	.02	4
PAYROLL	1.05	7			
ELEVATOR	.32	7	FIXED EXP TOTAL	5.55	7
HVAC	.19	7	REAL ESTATE TAX	5.13	7
ELECTRICAL	.05	6	BUILDING INS	.40	6
STRUCT ROOF	.16	2	PERS PROP TAX	.00	1
PLUMBING	.02	5	OTHER TAXES	.02	3
FIRE LIFE SFTY	.03	4			
OTHER MAINT SUP	.47	7	LEASING EXPENSES	.05	4
			ADV PROMOTION	.02	1
UTILITIES TOTAL	3.45	7	COMM FEES	.02	3
ELECTRIC	2.58	7	TENANT ALTS	.09	2
GAS	.01	4	BUY-OUTS		
FUEL OIL	.01	2			
PURCH STEAM	.55	6	TOTAL PAYROLL	1.64	7
PURCH CH WTR			CLEANING	2.30	4
COAL			REPAIR MAINT	1.05	7
WATER SEWER	.09	6	RDS GROUNDS		
			SECURITY	.37	4
RDS GNDS SEC TOT	.44	6	ADMINISTRATIVE	.20	7
RDS GNDS TOTAL	.07	2			
RDS GNDS PAYRL			TOTAL CONTRACTS	.86	7
RDS GNDS CONTR	.07	2	CLEANING	.41	7
RDS GNDS OTHER	.01	1	REPAIR MAINT	.68	4
SECURITY TOTAL	.42	6	RDS GROUNDS	.07	2
SEC PAYROLL	.37	4	SECURITY	.03	4
SEC CONTRACTS	.03	4	ADMINISTRATIVE	.19	3
SEC OTHER	.08	2			

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U.S. PRIVATE SECTOR
FINANCIAL BUILDINGS
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	27 BLDS 2,590,979 SQ FT					2,420,117 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					23	12.03	11.81	8.50	19.44
RETAIL AREA	18.54	17.72	13.43	19.46	9				
OTHER AREA	7.75	7.75			1				
TOTAL RENT	12.20	12.38	8.72	18.31	23				
MISCELLANEOUS	1.36	.33	.12	.66	12				
TOTAL INCOME	12.64	12.71	8.85	18.31	23				
EXPENSE									
CLEANING	.87	.66	.51	1.05	27	.92	.78	.51	1.12
REPAIR-MAINT	1.08	.90	.62	1.36	27	1.15	.97	.65	1.38
UTILITIES	2.17	2.04	1.48	2.64	27	2.31	2.07	1.55	2.84
RDS-GNDS-SEC	.65	.40	.15	.97	26	.65	.40	.15	.97
ADMINISTRATIVE	.95	.74	.52	1.00	24	.95	.74	.52	1.00
TOTAL OPER EXP	5.64	4.64	3.98	6.29	27	6.02	5.06	4.41	6.57
FIXED EXPENSES	2.00	1.91	.98	2.58	27	2.00	1.91	.98	2.58
TOTAL OPER+FIXED	7.64	6.17	5.33	8.69	27	8.02	6.69	5.51	8.89
LEASING EXP	.23	.24	.05	.40	19				
TOTAL PAYROLL	.66	.55	.23	.62	21				
TOTAL CONTRACT	2.31	1.69	1.08	3.03	27				

AVG SQFT OFC TEN	11864	26	AVG OFFICE OCCUPANCY	91.2	27
AVG SQFT-RET TEN	5648	14	AVG RETAIL OCCUPANCY	99.5	14
AVG SQFT OFC WORK	186	17	AVG RATE YR-END RENT	13.18	22
			RENTABLE GROSS SQFT	.96	27

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.65	26	ADMIN TOTAL	.74	24
PAYROLL	.19	5	PAYROLL	.34	19
CONTRACT	.56	26	MGMT FEES	.32	18
SUP MAT MISC	.08	16	LEGAL FEES	.16	14
TRASH REMOVAL	.04	23	AUDIT FEES	.02	10
REPR MAINT TOTAL	.65	26	GEN OFC EXP	.07	15
PAYROLL	.24	14	OTHER ADM EXP	.03	14
ELEVATOR	.11	19	FIXED EXP TOTAL	1.98	26
HVAC	.18	23	REAL ESTATE TAX	1.42	25
ELECTRICAL	.08	15	BUILDING INS	.36	22
STRUCT ROOF	.07	6	PERS PROP TAX	.00	8
PLUMBING	.51	14	OTHER TAXES	.23	11
FIRE LIFE SFTY	.01	16	LEASING EXPENSES	.24	19
OTHER MAINT SUP	.43	22	ADV PROMOTION	.03	12
UTILITIES TOTAL	1.94	26	COMM FEES	.28	4
ELECTRIC	1.64	25	TENANT ALTS	.05	11
GAS	.05	12	BUY-OUTS	.45	1
FUEL OIL	.00	3	TOTAL PAYROLL	.53	20
PURCH STEAM			CLEANING	.19	5
PURCH CH WTR			REPAIR MAINT	.24	14
COAL	.50	2	RDS GROUNDS	.04	1
WATER SEWER	.06	25	SECURITY		
RDS GNDS SEC TOT	.37	25	ADMINISTRATIVE	.34	19
RDS GNDS TOTAL	.11	25	TOTAL CONTRACTS	1.66	26
RDS GNDS PAYRL	.04	1	CLEANING	.56	26
RDS GNDS CONTR	.17	19	REPAIR MAINT	.30	22
RDS GNDS OTHER	.03	18	RDS GROUNDS	.17	19
SECURITY TOTAL	.27	22	SECURITY	.27	17
SEC PAYROLL			ADMINISTRATIVE	.54	17
SEC CONTRACTS	.27	17			
SEC OTHER	.01	14			

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U.S. PRIVATE SECTOR
FINANCIAL BUILDINGS
SUBURBAN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 118,863 SQ FT					107,003 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	9.25	8.17		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9.25	8.17			2				
MISCELLANEOUS	.66	.66			1				
TOTAL INCOME	9.72	8.50			2				
EXPENSE									
CLEANING	.53	.51	.41	1.25	5	.59	.67	.41	1.25
REPAIR MAINT	.86	1.00	.65	1.33	5	.96	1.26	.65	1.37
UTILITIES	1.72	1.84	1.34	2.98	5	1.91	1.93	1.53	2.98
RDS GNDS SEC	.48	.73	.29	1.35	4	.48	.73	.29	1.35
ADMINISTRATIVE	.99	.73			3	.99	.73		
TOTAL OPER EXP	4.29	4.74	3.32	6.92	5	4.76	4.89	3.84	6.9
FIXED EXPENSES	2.31	2.11	1.53	5.62	5	2.31	2.11	1.53	5.62
TOTAL OPER+FIXED	6.60	6.74	4.90	12.54	5	7.07	7.00	5.37	12.54
LEASING EXP	.19	.09			3				
TOTAL PAYROLL	.02	.02			1				
TOTAL CONTRACT	1.71	2.76	1.05	3.03	5				

AVG SQFT OFC TEN	4761	5	AVG OFFICE OCCUPANCY	71.2	5
AVG SQFT RET TEN	5630	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	228	3	AVG RATE YR-END RENT	7.80	4
			RENTABLE GROSS SQFT	.95	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.51	5	ADMIN TOTAL	.73	3
PAYROLL			PAYROLL		
CONTRACT	.47	5	MGMT FEES	.55	3
SUP MAT MISC	.28	2	LEGAL FEES	.41	2
TRASH REMOVAL	.05	5	AUDIT FEES	.06	2
REPR MAINT TOTAL	1.00	5	GEN OFC EXP	.01	2
PAYROLL	.02	1	OTHER ADM EXP	.04	2
ELEVATOR	.11	3	FIXED EXP TOTAL	2.11	5
HVAC	.27	5	REAL ESTATE TAX	1.88	5
ELECTRICAL	.15	2	BUILDING INS	.43	5
STRUCT ROOF	.39	2	PERS PROP TAX		
PLUMBING	.03	2	OTHER TAXES	.01	2
FIRE LIFE SFTY	.00	3	LEASING EXPENSES	.09	3
OTHER MAINT SUP	.33	5	ADV/PROMOTION	.03	3
UTILITIES TOTAL	1.84	5	COMM FEES		
ELECTRIC	1.74	5	TENANT ALTS		
GAS	.13	3	BUY-OUTS	.35	1
FUEL OIL			TOTAL PAYROLL	.02	1
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT	.02	1
COAL			RDS GROUNDS		
WATER SEWER	.05	4	SECURITY		
RDS GNDS SEC TOT	.73	4	ADMINISTRATIVE		
RDS GNDS TOTAL	.56	4	TOTAL CONTRACTS	2.76	5
RDS GNDS PAYRL			CLEANING	.47	5
RDS GNDS CONTR	.56	4	REPAIR MAINT	.82	4
RDS GNDS OTHER	.05	1	RDS GROUNDS	.56	4
SECURITY TOTAL	.04	4	SECURITY	.04	4
SEC PAYROLL			ADMINISTRATIVE	.95	2
SEC CONTRACTS	.04	4			
SEC OTHER					

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Financial Buildings

U.S. PRIVATE SECTOR FINANCIAL BUILDINGS SUBURBAN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS 482,505 SQ FT					450,241 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					7	13.75	12.75	9.57	14.94
RETAIL AREA	13.48	13.99			2				
OTHER AREA									
TOTAL RENT	14.08	12.75	11.51	15.74	7				
MISCELLANEOUS	15	13	06	23	4				
TOTAL INCOME	14.14	12.75	11.51	15.86	7				
EXPENSE									
CLEANING	65	65	51	76	7	67	66	51	88
REPAIR-MAINT	1.08	90	58	1.38	7	1.14	93	58	1.38
UTILITIES	1.92	2.04	1.42	2.74	7	2.00	2.04	1.42	3.05
RDS GNDS SEC	44	18	12	65	7	44	18	12	65
ADMINISTRATIVE	76	74	55	1.08	7	76	74	55	1.08
TOTAL OPER EXP	4.83	4.53	4.31	5.06	7	5.10	4.53	4.31	6.57
FIXED EXPENSES	2.68	1.76	27	2.07	7	2.68	1.76	27	2.07
TOTAL OPER+FIXED	7.51	6.17	5.33	6.89	7	7.77	6.17	5.33	6.61
LEASING EXP	36	40	14	55	5				
TOTAL PAYROLL	46	45	29	76	5				
TOTAL CONTRACT	1.41	1.56	1.06	1.69	7				

AVG SQFT OFC TEN	5268	7	AVG OFFICE OCCUPANCY	91.3	7
AVG SQFT RET TEN	10785	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	199	5	AVG RATE YR END RENT	13.09	7
			RENTABLE GROSS SQFT	91	7

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	65	7	ADMIN TOTAL	74	7
PAYROLL	03	1	PAYROLL	45	5
CONTRACT	58	7	MGMT FEES	47	6
SUP MAT MISC	06	3	LEGAL FEES	02	4
TRASH REMOVAL	03	6	AUDIT FEES	05	2
			GEN OFC EXP	08	4
REPR MAINT TOTAL	90	7	OTHER ADM EXP	05	4
PAYROLL	20	2			
ELEVATOR	09	7	FIXED EXP TOTAL	1.76	7
HVAC	15	6	REAL ESTATE TAX	1.68	6
ELECTRICAL	10	5	BUILDING INS	22	5
STRUCT ROOF	03	3	PERS PROP TAX	01	1
PLUMBING	00	4	OTHER TAXES	5.83	2
FIRE LIFE SFTY	02	5			
OTHER MAINT SUP	48	7	LEASING EXPENSES	40	5
			ADV PROMOTION	03	5
UTILITIES TOTAL	2.04	7	COMM FEES-	28	4
ELECTRIC	1.76	6	TENANT ALTS	04	3
GAS	03	4	BUY OUTS	45	1
FUEL OIL	00	1			
PURCH STEAM			TOTAL PAYROLL	45	5
PURCH CH WTR			CLEANING	03	1
COAL			REPAIR MAINT	20	2
WATER SEWER	08	7	RDS GROUNDS	04	1
			SECURITY		
RDS GNDS SEC TOT	18	7	ADMINISTRATIVE	45	5
RDS GNDS TOTAL	11	7			
RDS GNDS PAYRL	04	1	TOTAL CONTRACTS	1.56	7
RDS GNDS CONTR	11	6	CLEANING	58	7
RDS GNDS OTHER	02	4	REPAIR MAINT	18	4
SECURITY TOTAL	52	4	RDS GROUNDS	11	6
SEC PAYROLL			SECURITY	52	4
SEC CONTRACTS	52	4	ADMINISTRATIVE	36	6
SEC OTHER	01	2			

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U.S. PRIVATE SECTOR FINANCIAL BUILDINGS SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 520,175 SQ FT					520,175 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	15.69	15.56		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	15.69	15.56			2				
MISCELLANEOUS	55	55			1				
TOTAL INCOME	15.96	15.64			2				
EXPENSE									
CLEANING	88	94			3	88	94		
REPAIR MAINT	67	62			3	67	62		
UTILITIES	2.35	2.52			3	2.35	2.52		
RDS GNDS-SEC	63	43			3	63	43		
ADMINISTRATIVE	85	85			2	85	85		
TOTAL OPER EXP	5.14	5.97			3	5.14	5.97		
FIXED EXPENSES	2.03	1.75			3	2.03	1.75		
TOTAL OPER+FIXED	7.17	7.66			3	7.17	7.66		
LEASING EXP	05	05			1				
TOTAL PAYROLL	44	55			3				
TOTAL CONTRACT	3.44	3.03			3				

AVG SQFT OFC TEN	92096	2	AVG OFFICE OCCUPANCY	82.7	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	161	3	AVG RATE YR END RENT	00	0
			RENTABLE GROSS SQFT	96	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	85	2	ADMIN TOTAL	85	2
PAYROLL			PAYROLL	26	2
CONTRACT	81	2	MGMT FEES	29	2
SUP MAT MISC	05	1	LEGAL FEES	25	1
TRASH REMOVAL	02	1	AUDIT FEES		
			GEN OFC EXP	31	1
REPR MAINT TOTAL	55	2	OTHER ADM EXP	03	1
PAYROLL	27	1			
ELEVATOR	04	1	FIXED EXP TOTAL	2.18	2
HVAC	14	1	REAL ESTATE TAX	1.88	2
ELECTRICAL	01	1	BUILDING INS	18	1
STRUCT ROOF			PERS PROP TAX	00	1
PLUMBING	01	1	OTHER TAXES	43	1
FIRE LIFE SFTY	00	1			
OTHER MAINT SUP	32	2	LEASING EXPENSES	05	1
			ADV PROMOTION		
UTILITIES TOTAL	1.79	2	COMM FEES-		
ELECTRIC	1.59	2	TENANT ALTS	05	1
GAS			BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	39	2
PURCH CH WTR			CLEANING		
COAL	31	1	REPAIR MAINT	27	1
WATER SEWER	05	2	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	71	2	ADMINISTRATIVE	26	2
RDS GNDS TOTAL	09	2			
RDS GNDS PAYRL			TOTAL CONTRACTS	2.17	2
RDS GNDS CONTR	04	1	CLEANING	81	2
RDS GNDS OTHER	07	2	REPAIR MAINT	41	2
SECURITY TOTAL	62	2	RDS GROUNDS	04	1
SEC PAYROLL			SECURITY	62	2
SEC CONTRACTS	62	2	ADMINISTRATIVE	60	1
SEC OTHER					

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Medical Buildings

U.S. PRIVATE SECTOR MEDICAL BUILDINGS ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	23 BLDS 2,018,780 SQ FT					1,788,268 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					21	16.05	12.35	11.30	15.13
RETAIL AREA	18.77	20.47	13.25	26.36	11				
OTHER AREA	8.48	4.12			3				
TOTAL RENT	15.61	13.33	11.30	15.25	21				
MISCELLANEOUS	.50	.25	.03	.87	13				
TOTAL INCOME	15.94	14.12	12.05	16.15	21				
EXPENSE									
CLEANING	1.54	1.01	.47	1.64	23	1.73	1.01	.47	1.99
REPAIR-MAINT	1.39	.69	.57	1.56	23	1.56	.69	.62	1.80
UTILITIES	1.95	1.64	1.19	2.21	23	2.19	1.78	1.28	2.44
RDS GNDS SEC	.38	.25	.18	.49	19	.38	.25	.18	.49
ADMINISTRATIVE	1.21	.81	.61	1.02	22	1.21	.81	.61	1.02
TOTAL OPER EXP	6.41	5.00	3.35	6.36	23	7.22	5.28	3.45	7.62
FIXED EXPENSES	1.26	1.03	.74	1.83	22	1.26	1.03	.74	1.83
TOTAL OPER+FIXED	7.64	5.78	4.56	8.27	23	8.60	6.39	4.56	8.95
LEASING EXP	.92	.47	.00	1.70	13				
TOTAL PAYROLL	1.74	1.10	.48	2.63	15				
TOTAL CONTRACT	2.57	1.67	1.08	2.31	22				

AVG SQFT OFC TEN	1358	21	AVG OFFICE OCCUPANCY	89.4	23
AVG SQFT RET TEN	1740	12	AVG RETAIL OCCUPANCY	98.0	14
AVG SQFT OFC WORK	324	18	AVG RATE YR-END RENT	14.57	22
			RENTABLE GROSS SQFT	.92	23

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.09	22
PAYROLL	1.32	3
CONTRACT	.82	20
SUP MAT MISC	.08	17
TRASH REMOVAL	.07	18
REPR MAINT TOTAL	.70	22
PAYROLL	.57	12
ELEVATOR	.13	20
HVAC	.16	20
ELECTRICAL	.04	16
STRUCT ROOF	.05	9
PLUMBING	.03	14
FIRE LIFE SFTY	.03	11
OTHER MAINT SUP	.11	20
UTILITIES TOTAL	1.66	22
ELECTRIC	1.36	22
GAS	.17	10
FUEL OIL		
PURCH STEAM	.36	4
PURCH CH WTR	.14	1
COAL	.03	1
WATER SEWER	.10	19
RDS GNDS SEC TOT	.25	19
RDS GNDS TOTAL	.18	12
RDS GNDS PAYRL	.15	5
RDS GNDS CONTR	.13	9
RDS GNDS OTHER	.01	4
SECURITY TOTAL	.24	15
SEC PAYROLL	.26	5
SEC CONTRACTS	.22	13
SEC OTHER	.01	5

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.81	22
PAYROLL	.54	11
MGMT FEES	.56	18
LEGAL FEES	.04	9
AUDIT FEES	.05	12
GEN OFC EXP	.04	18
OTHER ADM EXP	.05	11
FIXED EXP TOTAL	1.03	22
REAL ESTATE TAX	1.15	17
BUILDING INS	.18	20
PERS PROP TAX	.02	4
OTHER TAXES	.08	9
LEASING EXPENSES	.47	13
ADV PROMOTION	.01	10
COMM FEES	.12	7
TENANT ALTS	1.09	7
BUY OUTS		
TOTAL PAYROLL	1.10	15
CLEANING	1.32	3
REPAIR MAINT	.57	12
RDS GROUNDS	.15	5
SECURITY	.26	5
ADMINISTRATIVE	.54	11
TOTAL CONTRACTS	1.67	22
CLEANING	.82	20
REPAIR MAINT	.48	18
RDS GROUNDS	.13	9
SECURITY	.22	13
ADMINISTRATIVE	.58	14

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR MEDICAL BUILDINGS DOWNTOWN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS 288,367 SQ FT					286,815 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					8	12.09	12.76	8.21	14.84
RETAIL AREA	21.48	21.48			1				
OTHER AREA									
TOTAL RENT	12.22	12.76	8.22	14.90	8				
MISCELLANEOUS	.43	.24	.02	1.10	5				
TOTAL INCOME	12.50	13.27	8.81	14.92	8				
EXPENSE									
CLEANING	.88	.71	.27	1.26	10	.88	.71	.27	1.26
REPAIR-MAINT	.79	.65	.30	.79	10	.79	.65	.30	.79
UTILITIES	1.83	1.79	1.13	2.78	10	1.83	1.79	1.13	2.78
RDS GNDS SEC	.45	.16	.13	.26	7	.45	.16	.13	.26
ADMINISTRATIVE	.81	.85	.52	1.02	9	.81	.85	.52	1.02
TOTAL OPER EXP	4.51	3.84	2.76	5.39	10	4.52	3.84	2.76	5.39
FIXED EXPENSES	1.33	1.08	.85	1.55	9	1.33	1.08	.85	1.55
TOTAL OPER+FIXED	5.65	4.96	3.77	7.39	10	6.23	4.96	3.77	7.39
LEASING EXP	.69	1.01			2				
TOTAL PAYROLL	1.05	.48	.34	1.86	4				
TOTAL CONTRACT	1.92	1.72	1.13	2.12	9				

AVG SQFT OFC TEN	1959	9	AVG OFFICE OCCUPANCY	89.0	10
AVG SQFT RET TEN	676	1	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	350	9	AVG RATE YR-END RENT	12.17	9
			RENTABLE GROSS SQFT	.85	10

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.69	9
PAYROLL		
CONTRACT	.70	8
SUP MAT MISC	.07	5
TRASH REMOVAL	.05	8
REPR MAINT TOTAL	.67	9
PAYROLL	.40	4
ELEVATOR	.10	9
HVAC	.18	9
ELECTRICAL	.04	6
STRUCT ROOF	.04	4
PLUMBING	.03	6
FIRE LIFE SFTY	.04	4
OTHER MAINT SUP	.11	8
UTILITIES TOTAL	2.01	9
ELECTRIC	1.75	9
GAS	.19	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL	.03	1
WATER SEWER	.06	8
RDS GNDS SEC TOT	.16	7
RDS GNDS TOTAL	.16	7
RDS GNDS PAYRL	.16	1
RDS GNDS CONTR	.13	6
RDS GNDS OTHER	.01	3
SECURITY TOTAL	.11	3
SEC PAYROLL		
SEC CONTRACTS	.06	3
SEC OTHER	.04	2

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.85	9
PAYROLL	1.07	1
MGMT FEES	.57	8
LEGAL FEES	.09	5
AUDIT FEES	.08	2
GEN OFC EXP	.03	6
OTHER ADM EXP	.02	4
FIXED EXP TOTAL	1.08	9
REAL ESTATE TAX	.91	8
BUILDING INS	.12	8
PERS PROP TAX		
OTHER TAXES	1.43	1
LEASING EXPENSES	1.01	2
ADV PROMOTION	.00	1
COMM FEES	.73	1
TENANT ALTS	1.29	1
BUY OUTS		
TOTAL PAYROLL	.48	4
CLEANING		
REPAIR MAINT	.40	4
RDS GROUNDS	.16	1
SECURITY		
ADMINISTRATIVE	1.07	1
TOTAL CONTRACTS	1.72	9
CLEANING	.70	8
REPAIR MAINT	.39	7
RDS GROUNDS	.13	6
SECURITY	.06	3
ADMINISTRATIVE	.69	8

All line items are computed as stand alone figures. Columns will not add to match totals.

Medical Buildings

U.S. PRIVATE SECTOR MEDICAL BUILDINGS DOWNTOWN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	330,602 SQ FT				315,200 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	*DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	11.88	11.84	11.55	12.19
RETAIL AREA	18.67	19.55			3				
OTHER AREA	153.87	153.87			1				
TOTAL RENT	12.78	12.43	12.41	13.07	4				
MISCELLANEOUS	1.79	1.70			2				
TOTAL INCOME	13.67	12.89	12.43	14.75	4				
EXPENSE									
CLEANING	.61	.46	.25	.93	4	.63	.47	.26	.97
REPAIR-MAINT	.94	.72	.60	1.27	4	.98	.72	.63	1.32
UTILITIES	1.32	1.30	.98	1.63	4	1.37	1.38	1.00	1.72
RDS GNDS SEC	.28	.19			3	.28	.19		
ADMINISTRATIVE	.79	.74	.81	.95	4	.79	.74	.81	.95
TOTAL OPER EXP	3.88	3.71	2.90	4.73	4	4.04	3.86	3.05	4.92
FIXED EXPENSES	1.11	1.03	.19	1.97	4	1.11	1.03	.19	1.97
TOTAL OPER+FIXED	4.99	5.10	4.08	5.71	4	5.16	5.24	4.23	5.90
LEASING EXP	.20	.09			3				
TOTAL PAYROLL	.92	.71			3				
TOTAL CONTRACT	.73	.70	.20	1.26	4				

AVG SQFT OFC TEN	1595	4
AVG SQFT RET TEN	1543	3
AVG SQFT OFC WORK	418	2

AVG OFFICE OCCUPANCY	88.0	4
AVG RETAIL OCCUPANCY	100.0	3
AVG RATE YR END RENT	12.35	4
RENTABLE GROSS SQFT	1.00	4

COMPONENT COSTS TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.46	4	ADMIN TOTAL	.74	4
PAYROLL	.51	1	PAYROLL	.44	2
CONTRACT	.25	3	MGMT FEES	.51	4
SUP MAT MISC	.08	3	LEGAL FEES	.03	1
TRASH REMOVAL	.03	3	AUDIT FEES	.02	2
			GEN OFC EXP	.03	3
			OTHER ADM EXP	.09	2
REPR MAINT TOTAL	.72	4			
PAYROLL	.24	2	FIXED EXP TOTAL	1.03	4
ELEVATOR	.18	4	REAL ESTATE TAX	1.70	2
HVAC	.19	4	BUILDING INS	.20	4
ELECTRICAL	.05	4	PERS PROP TAX	.00	1
STRUCT ROOF	.00	1	OTHER TAXES	.07	3
PLUMBING	.01	3			
FIRE LIFE SFTY	.01	1	LEASING EXPENSES	.09	3
OTHER MAINT SUP	.24	3	ADV PROMOTION	.03	2
			COMM FEES	.04	3
UTILITIES TOTAL	1.30	4	TENANT ALTS	.12	2
ELECTRIC	1.18	4	BUY OUTS		
GAS	.15	2			
FUEL OIL			TOTAL PAYROLL	.71	3
PURCH STEAM	.30	1	CLEANING	.51	1
PURCH CH WTR			REPAIR MAINT	.24	2
COAL			RDS GROUNDS	.14	1
WATER SEWER	.08	2	SECURITY	.37	1
			ADMINISTRATIVE	.44	2
RDS GNDS SEC TOT	.19	3			
RDS GNDS TOTAL	.16	1	TOTAL CONTRACTS	.70	4
RDS GNDS PAYRL	.14	1	CLEANING	.25	3
RDS GNDS CONTR			REPAIR MAINT	.19	3
RDS GNDS OTHER	.02	1	RDS GROUNDS		
SECURITY TOTAL	.19	3	SECURITY	.15	2
SEC PAYROLL	.37	1	ADMINISTRATIVE	.52	1
SEC CONTRACTS	.15	2			
SEC OTHER	.00	1			

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR MEDICAL BUILDINGS DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	980,257 SQ FT				860,281 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	16.73	13.35	12.48	22.89
RETAIL AREA	23.04	25.91	15.39	32.00	5				
OTHER AREA	3.88	3.20			2				
TOTAL RENT	16.86	13.93	13.09	21.56	5				
MISCELLANEOUS	.32	.15	.02	.53	4				
TOTAL INCOME	17.13	14.19	13.49	21.59	5				
EXPENSE									
CLEANING	2.08	1.85	1.59	2.75	5	2.37	2.17	1.75	3.37
REPAIR MAINT	1.91	1.60	1.01	2.67	5	2.17	1.88	1.19	2.85
UTILITIES	1.49	1.64	1.12	1.80	5	1.69	1.78	1.43	1.99
RDS GNDS SEC	.33	.25	.24	.54	5	.33	.25	.24	.54
ADMINISTRATIVE	1.69	.94	.77	2.70	5	1.69	.94	.77	2.70
TOTAL OPER EXP	7.49	6.39	5.94	9.17	5	8.53	7.71	7.28	9.87
FIXED EXPENSES	1.24	.98	.67	2.01	5	1.24	.98	.67	2.01
TOTAL OPER+FIXED	8.73	8.58	6.63	10.57	5	9.77	9.55	8.18	11.23
LEASING EXP	1.60	1.65	1.20	1.86	4				
TOTAL PAYROLL	2.56	2.63	1.91	3.46	4				
TOTAL CONTRACT	3.42	2.30	1.15	6.47	5				

AVG SQFT OFC TEN	1058	4
AVG SQFT RET TEN	1679	4
AVG SQFT OFC WORK	355	3

AVG OFFICE OCCUPANCY	89.1	5
AVG RETAIL OCCUPANCY	92.4	5
AVG RATE YR END RENT	21.02	5
RENTABLE GROSS SQFT	.96	5

COMPONENT COSTS TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.85	5	ADMIN TOTAL	.94	5
PAYROLL	1.48	2	PAYROLL	.62	4
CONTRACT	1.47	5	MGMT FEES	.63	4
SUP MAT MISC	.08	5	LEGAL FEES	.02	3
TRASH REMOVAL	.09	5	AUDIT FEES	.05	4
			GEN OFC EXP	.08	5
			OTHER ADM EXP	.07	3
REPR MAINT TOTAL	1.60	5			
PAYROLL	1.08	4	FIXED EXP TOTAL	.98	5
ELEVATOR	.28	5	REAL ESTATE TAX	.71	5
HVAC	.10	3	BUILDING INS	.29	4
ELECTRICAL	.11	4	PERS PROP TAX	.02	1
STRUCT ROOF	.06	2	OTHER TAXES	.05	3
PLUMBING	.19	3			
FIRE LIFE SFTY	.03	4	LEASING EXPENSES	1.65	4
OTHER MAINT SUP	.09	5	ADV PROMOTION	.22	3
			COMM FEES	.12	3
UTILITIES TOTAL	1.64	5	TENANT ALTS	1.29	4
ELECTRIC	.80	5	BUY OUTS		
GAS	.15	4			
FUEL OIL			TOTAL PAYROLL	2.63	4
PURCH STEAM	.41	3	CLEANING	1.48	2
PURCH CH WTR	.14	1	REPAIR MAINT	1.08	4
COAL			RDS GROUNDS	.08	1
WATER SEWER	.18	5	SECURITY	.36	2
			ADMINISTRATIVE	.62	4
RDS GNDS SEC TOT	.25	5			
RDS GNDS TOTAL	.04	2	TOTAL CONTRACTS	2.30	5
RDS GNDS PAYRL	.08	1	CLEANING	1.47	5
RDS GNDS CONTR	.01	1	REPAIR MAINT	.75	4
RDS GNDS OTHER			RDS GROUNDS	.01	1
SECURITY TOTAL	.25	5	SECURITY	.23	4
SEC PAYROLL	.36	2	ADMINISTRATIVE	.59	5
SEC CONTRACTS	.23	4			
SEC OTHER	.00	2			

All line items are computed as stand alone figures. Columns will not add to match totals.

Medical Buildings

U.S. PRIVATE SECTOR
MEDICAL BUILDINGS
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	57 BLDS 2,911,253 SQ.FT.					2,846,934 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					56	13.12	12.51	9.85	15.40
RETAIL AREA	15.25	17.51	12.55	24.49	9				
OTHER AREA	3.98	3.98			1				
TOTAL RENT	13.20	12.51	10.05	15.40	56				
MISCELLANEOUS	.21	.04	.01	.41	33				
TOTAL INCOME	13.34	12.91	10.05	15.64	56				
EXPENSE									
CLEANING	.92	.93	.67	1.07	57	.93	.93	.67	1.09
REPAIR-MAINT	.84	.78	.49	1.14	57	.85	.78	.49	1.14
UTILITIES	1.73	1.73	1.18	2.02	57	1.77	1.73	1.25	2.02
RDS. GNDS. SEC	.38	.28	.18	.47	51	.38	.28	.18	.47
ADMINISTRATIVE	.83	.79	.62	.99	57	.83	.79	.62	.99
TOTAL OPER EXP	4.68	4.67	3.60	5.54	57	4.77	4.75	3.60	5.64
FIXED EXPENSES	1.26	1.37	.90	1.75	55	1.26	1.37	.90	1.75
TOTAL OPER+FIXED	5.91	6.08	4.29	7.06	57	6.07	6.09	4.30	7.09
LEASING EXP	.46	.24	.10	.66	45				
TOTAL PAYROLL	.66	.46	.30	.89	44				
TOTAL CONTRACT	1.78	1.62	1.26	2.25	56				

AVG SQFT OFC TEN	1620	54	AVG OFFICE OCCUPANCY	90.4	56
AVG SQFT RET TEN	1514	11	AVG RETAIL OCCUPANCY	93.5	12
AVG SQFT OFC WORK	246	43	AVG RATE YR END RENT	15.24	56
			RENTABLE GROSS SQFT	.91	57

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL*	.91	56	ADMIN TOTAL	.80	56
PAYROLL	.39	9	PAYROLL	.35	20
CONTRACT	.74	53	MGMT FEES	.59	55
SUP MAT MISC	.07	35	LEGAL FEES	.05	28
TRASH REMOVAL	.05	49	AUDIT FEES	.07	28
			GEN OFC EXP	.03	37
REPR MAINT TOTAL	.79	56	OTHER ADM EXP	.04	29
PAYROLL	.37	35			
ELEVATOR	.10	46	FIXED EXP TOTAL	1.37	55
HVAC	.13	54	REAL ESTATE TAX	1.06	52
ELECTRICAL	.04	40	BUILDING INS	.21	45
STRUCT ROOF	.07	19	PERS PROP TAX	.01	8
PLUMBING	.02	41	OTHER TAXES	.08	15
FIRE LIFE SFTY	.31	14			
OTHER MAINT SUP	.17	54	LEASING EXPENSES	.24	45
			ADV PROMOTION	.02	28
UTILITIES TOTAL	1.74	56	COMM FEES	.15	28
ELECTRIC	1.33	55	TENANT ALTS	.31	26
GAS	.25	30	BUY OUTS	.37	2
FUEL OIL					
PURCH STEAM	1.41	5	TOTAL PAYROLL	.46	44
PURCH CH WTR	.13	1	CLEANING	.39	9
COAL			REPAIR MAINT	.37	35
WATER SEWER	.08	54	RDS GROUNDS	.08	7
			SECURITY	.23	7
RDS GNDS SEC TOT	.28	51	ADMINISTRATIVE	.35	20
RDS GNDS TOTAL	.18	43			
RDS GNDS PAYRL	.08	7	TOTAL CONTRACTS	1.62	56
RDS GNDS CONTR	.15	41	CLEANING	.74	53
RDS GNDS OTHER	.03	21	REPAIR MAINT	.29	44
SECURITY TOTAL	.18	41	RDS GROUNDS	.15	41
SEC PAYROLL	.23	7	SECURITY	.14	35
SEC CONTRACTS	.14	35	ADMINISTRATIVE	.61	48
SEC OTHER	.00	10			

*All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
MEDICAL BUILDINGS
SUBURBAN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	28 BLDS 766,095 SQ.FT.					760,755 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					28	11.38	11.79	8.85	13.05
RETAIL AREA	15.38	14.00			3				
OTHER AREA									
TOTAL RENT	11.43	11.80	8.85	13.37	28				
MISCELLANEOUS	.30	.04	.01	.53	15				
TOTAL INCOME	11.62	12.05	9.15	13.54	28				
EXPENSE									
CLEANING	.85	.84	.53	1.09	28	.85	.84	.53	1.09
REPAIR-MAINT	.96	.76	.47	1.28	28	.96	.76	.47	1.28
UTILITIES	1.67	1.67	.82	1.98	28	1.67	1.67	.82	1.98
RDS GNDS SEC	.36	.26	.17	.40	23	.36	.26	.17	.40
ADMINISTRATIVE	.82	.77	.61	.89	28	.82	.77	.61	.89
TOTAL OPER EXP	4.62	4.28	2.82	5.59	28	4.63	4.29	2.83	5.59
FIXED EXPENSES	1.46	1.47	1.01	1.97	27	1.46	1.47	1.01	1.97
TOTAL OPER+FIXED	6.04	6.03	4.06	7.01	28	6.16	6.04	4.06	7.01
LEASING EXP	.40	.26	.11	.44	24				
TOTAL PAYROLL	.62	.46	.22	.89	21				
TOTAL CONTRACT	1.82	1.58	1.29	2.24	28				

AVG SQFT OFC TEN	1232	27	AVG OFFICE OCCUPANCY	87.2	28
AVG SQFT RET TEN	653	4	AVG RETAIL OCCUPANCY	100.0	4
AVG SQFT OFC WORK	248	20	AVG RATE YR END RENT	13.69	28
			RENTABLE GROSS SQFT	.88	28

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.84	28	ADMIN TOTAL	.77	28
PAYROLL	.39	3	PAYROLL	.56	6
CONTRACT	.76	25	MGMT FEES	.60	28
SUP MAT MISC	.08	16	LEGAL FEES	.05	11
TRASH REMOVAL	.07	24	AUDIT FEES	.06	8
			GEN OFC EXP	.03	17
REPR MAINT TOTAL	.76	28	OTHER ADM EXP	.04	14
PAYROLL	.38	16			
ELEVATOR	.09	21	FIXED EXP TOTAL	1.47	27
HVAC	.10	27	REAL ESTATE TAX	1.26	25
ELECTRICAL	.05	17	BUILDING INS	.24	22
STRUCT ROOF	.07	8	PERS PROP TAX	.02	5
PLUMBING	.03	21	OTHER TAXES	.07	7
FIRE LIFE SFTY	.00	5			
OTHER MAINT SUP	.22	26	LEASING EXPENSES	.26	24
			ADV PROMOTION	.02	12
UTILITIES TOTAL	1.67	28	COMM FEES	.16	18
ELECTRIC	1.33	27	TENANT ALTS	.32	14
GAS	.22	15	BUY OUTS	.10	1
FUEL OIL					
PURCH STEAM	.15	1	TOTAL PAYROLL	.45	21
PURCH CH WTR	.13	1	CLEANING	.39	3
COAL			REPAIR MAINT	.38	16
WATER SEWER	.13	26	RDS GROUNDS	.07	1
			SECURITY	.21	2
RDS GNDS SEC TOT	.26	23	ADMINISTRATIVE	.56	6
RDS GNDS TOTAL	.18	21			
RDS GNDS PAYRL	.07	1	TOTAL CONTRACTS	1.58	28
RDS GNDS CONTR	.17	20	CLEANING	.76	25
RDS GNDS OTHER	.03	6	REPAIR MAINT	.20	21
SECURITY TOTAL	.09	16	RDS GROUNDS	.17	20
SEC PAYROLL	.21	2	SECURITY	.08	13
SEC CONTRACTS	.08	13	ADMINISTRATIVE	.65	24
SEC OTHER	.03	4			

*All line items are computed as stand alone figures. Columns will not add to match totals.

Medical Buildings

U.S. PRIVATE SECTOR
MEDICAL BUILDINGS
SUBURBAN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS 989,926 SQ.FT.					984,567 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					15	14.40	14.74	11.17	16.62
RETAIL AREA	19.82	26.55			2				
OTHER AREA									
TOTAL RENT	14.52	14.74	11.17	17.99	15				
MISCELLANEOUS	.17	.04	.02	.37	11				
TOTAL INCOME	14.65	15.51	11.34	18.02	15				
EXPENSE									
CLEANING	1.03	.94	.74	1.07	15	1.03	.94	.74	1.08
REPAIR MAINT	.83	.82	.56	1.11	15	.84	.82	.56	1.11
UTILITIES	1.98	1.80	1.59	2.52	15	1.97	1.83	1.65	2.53
RDS GNDS SEC	.39	.39	.18	.55	14	.39	.39	.18	.55
ADMINISTRATIVE	.91	.96	.66	1.22	15	.91	.96	.66	1.22
TOTAL OPER EXP	5.09	5.02	4.33	5.71	15	5.12	5.04	4.45	5.75
FIXED EXPENSES	1.19	1.21	.94	1.54	14	1.19	1.21	.94	1.54
TOTAL OPER+FIXED	6.22	6.08	5.49	7.15	15	6.39	6.08	5.61	7.15
LEASING EXP	.60	.31	.05	1.37	9				
TOTAL PAYROLL	.87	.58	.32	1.50	14				
TOTAL CONTRACT	1.71	1.67	1.17	2.22	14				

AVG SQFT OFC TEN	1657	13	AVG OFFICE OCCUPANCY	91.4	14
AVG SQFT RET TEN	891	2	AVG RETAIL OCCUPANCY	100.0	3
AVG SQFT OFC WORK	376	12	AVG RATE YR END RENT	17.59	15
			RENTABLE GROSS SQFT	.92	15

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.93	14
PAYROLL	.87	5
CONTRACT	.67	14
SUP MAT MISC	.05	12
TRASH REMOVAL	.04	11
REPR MAINT TOTAL	.83	14
PAYROLL	.39	10
ELEVATOR	.13	14
HVAC	.11	13
ELECTRICAL	.04	11
STRUCT ROOF	.05	6
PLUMBING	.01	10
FIRE LIFE-SFTY	.02	2
OTHER MAINT SUP	.14	14
UTILITIES TOTAL	1.82	14
ELECTRIC	1.40	14
GAS	.34	9
FUEL OIL		
PURCH STEAM	1.52	2
PURCH CH WTR		
COAL		
WATER SEWER	.07	14
RDS GNDS SEC TOT	.39	14
RDS GNDS TOTAL	.17	12
RDS GNDS PAYRL	.08	6
RDS GNDS CONTR	.12	12
RDS GNDS OTHER	.01	11
SECURITY TOTAL	.27	13
SEC PAYROLL	.19	4
SEC CONTRACTS	.27	11
SEC OTHER	.00	2

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.97	14
PAYROLL	.34	9
MGMT FEES	.55	14
LEGAL FEES	.06	8
AUDIT FEES	.07	10
GEN OFC EXP	.04	11
OTHER ADM EXP	.04	7
FIXED EXP TOTAL	1.21	14
REAL ESTATE TAX	1.02	14
BUILDING INS	.20	13
PERS PROP TAX	.00	1
OTHER TAXES	.11	5
LEASING EXPENSES	.31	9
ADV PROMOTION	.01	8
COMM FEES	.18	5
TENANT ALTS	.28	7
BUY-OUTS	.84	1
TOTAL PAYROLL	.58	14
CLEANING	.87	5
REPAIR MAINT	.39	10
RDS GROUNDS	.08	6
SECURITY	.19	4
ADMINISTRATIVE	.34	8
TOTAL CONTRACTS	1.67	14
CLEANING	.67	14
REPAIR MAINT	.30	13
RDS GROUNDS	.12	12
SECURITY	.27	11
ADMINISTRATIVE	.60	12

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U.S. PRIVATE SECTOR
MEDICAL BUILDINGS
SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS 985,024 SQ.FT.					931,384 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	13.44	14.38	8.12	16.29
RETAIL AREA	14.93	19.98	11.45	24.49	4				
OTHER AREA	3.98	3.98			1				
TOTAL RENT	13.45	13.51	8.51	18.16	6				
MISCELLANEOUS	.20	.18	.03	.34	4				
TOTAL INCOME	13.59	13.65	8.54	18.37	6				
EXPENSE									
CLEANING	.85	.95	.71	1.07	7	.90	.95	.72	1.10
REPAIR MAINT	.78	.82	.46	.97	7	.82	.83	.46	1.02
UTILITIES	1.52	1.41	1.09	1.96	7	1.59	1.49	1.20	1.96
RDS GNDS SEC	.45	.42	.27	.69	7	.45	.42	.27	.69
ADMINISTRATIVE	.77	.64	.53	.84	7	.77	.64	.53	.84
TOTAL OPER EXP	4.37	4.67	3.80	5.39	7	4.60	5.16	4.22	5.58
FIXED EXPENSES	1.24	.98	.47	1.66	7	1.24	.98	.47	1.66
TOTAL OPER+FIXED	5.61	6.12	4.58	7.03	7	5.93	6.12	4.69	7.33
LEASING EXP	.40	.15	.14	.64	5				
TOTAL PAYROLL	.51	.45	.36	.76	7				
TOTAL CONTRACT	1.85	2.05	1.12	2.54	7				

AVG SQFT OFC TEN	1894	7	AVG OFFICE OCCUPANCY	92.3	7
AVG SQFT RET TEN	1894	5	AVG RETAIL OCCUPANCY	92.1	5
AVG SQFT OFC WORK	193	7	AVG RATE YR END RENT	16.75	6
			RENTABLE GROSS SQFT	.96	7

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.95	7
PAYROLL	.05	1
CONTRACT	.74	7
SUP MAT MISC	.06	3
TRASH REMOVAL	.04	7
REPR MAINT TOTAL	.82	7
PAYROLL	.35	7
ELEVATOR	.10	7
HVAC	.14	7
ELECTRICAL	.03	7
STRUCT ROOF	.10	2
PLUMBING	.02	5
FIRE LIFE SFTY	.01	3
OTHER MAINT SUP	.15	7
UTILITIES TOTAL	1.41	7
ELECTRIC	1.24	7
GAS	.24	4
FUEL OIL		
PURCH STEAM		1
PURCH CH WTR		
COAL		
WATER SEWER	.08	7
RDS GNDS SEC TOT	.42	7
RDS GNDS TOTAL	.14	6
RDS GNDS PAYRL		
RDS GNDS CONTR	.06	5
RDS GNDS OTHER	.09	4
SECURITY TOTAL	.27	7
SEC PAYROLL	.27	1
SEC CONTRACTS	.37	6
SEC OTHER	.02	2

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.64	7
PAYROLL	.31	4
MGMT FEES	.43	6
LEGAL FEES	.03	4
AUDIT FEES	.07	5
GEN OFC EXP	.05	5
OTHER ADM EXP	.04	4
FIXED EXP TOTAL	.98	7
REAL ESTATE TAX	1.13	6
BUILDING INS	.17	5
PERS PROP TAX	.01	2
OTHER TAXES	.01	1
LEASING EXPENSES	.15	5
ADV PROMOTION	.02	4
COMM FEES	.10	4
TENANT ALTS	.13	3
BUY-OUTS		
TOTAL PAYROLL	.45	7
CLEANING	.05	1
REPAIR MAINT	.35	7
RDS GROUNDS		
SECURITY	.37	1
ADMINISTRATIVE	.31	4
TOTAL CONTRACTS	2.05	7
CLEANING	.74	7
REPAIR MAINT	.14	6
RDS GROUNDS	.08	5
SECURITY	.37	6
ADMINISTRATIVE	.41	7

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U.S. PRIVATE SECTOR
SINGLE PURPOSE BUILDINGS
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	100 BLDS 25,077,089 SQ FT					23,485,861 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					47	14.32	10.99	8.27	16.88
RETAIL AREA	11.45	12.73	7.18	18.88	17				
OTHER AREA	7.91	7.93	1.28	38.88	14				
TOTAL RENT	10.20	10.80	3.81	14.82	53				
MISCELLANEOUS	1.70	07	01	1.33	23				
TOTAL INCOME	10.57	9.98	3.14	14.24	58				
EXPENSE									
CLEANING	1.73	94	75	1.63	96	1.84	94	77	1.90
REPAIR-MAINT	2.08	1.42	1.02	2.18	99	2.22	1.46	1.12	2.30
UTILITIES	2.26	1.85	1.38	2.53	97	2.40	1.92	1.44	2.83
RDS GRDS-SEC	73	49	25	92	92	73	49	25	92
ADMINISTRATIVE	55	45	26	77	91	55	45	26	77
TOTAL OPER EXP	7.26	5.43	4.05	7.97	99	7.71	5.72	4.30	8.31
FIXED EXPENSES	2.54	1.84	94	2.95	91	2.54	1.84	94	2.95
TOTAL OPER+FIXED	9.82	7.28	5.09	10.31	99	10.25	7.60	5.22	10.74
LEASING EXP	31	10	01	41	33				
TOTAL PAYROLL	2.38	1.24	69	2.76	91				
TOTAL CONTRACT	1.98	1.50	78	2.34	97				

AVG SQFT OFC TEN	5803	73	AVG OFFICE OCCUPANCY	97.4	100
AVG SQFT RET TEN	3289	20	AVG RETAIL OCCUPANCY	65.1	25
AVG SQFT OFC WORK	232	100	AVG RATE YR END RENT	15.47	39
			RENTABLE GROSS SQFT	89	100

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	93	93	ADMIN TOTAL	46	87
PAYROLL	80	52	PAYROLL	23	73
CONTRACT	69	88	MGMT FEES	28	31
SUP MAT MISC	07	82	LEGAL FEES	01	18
TRASH REMOVAL	05	80	AUDIT FEES	06	8
			GEN OFC EXP	53	66
REPR MAINT TOTAL	1.42	93	OTHER ADM EXP	02	60
PAYROLL	71	77			
ELEVATOR	15	90	FIXED EXP TOTAL	1.85	97
HVAC	18	87	REAL ESTATE TAX	1.55	85
ELECTRICAL	09	85	BUILDING INS	10	75
STRUCT/ROOF	04	57	PERS PROP TAX	10	19
PLUMBING	02	74	OTHER TAXES	14	12
FIRE LIFE SFTY	02	51			
OTHER MAINT SUP	21	93	LEASING EXPENSES	10	33
			ADV/PROMOTION	01	13
UTILITIES TOTAL	1.83	91	COMM FEES	05	9
ELECTRIC	1.61	85	TENANT ALTS	23	24
GAS	14	61	BUY OUTS	1.25	1
FUEL OIL	02	21			
PURCH STEAM	68	26	TOTAL PAYROLL	1.27	66
PURCH CH WTR	67	8	CLEANING	80	52
COAL			REPAIR MAINT	71	77
WATER SEWER	06	85	RDS GROUNDS	05	29
			SECURITY	48	44
RDS GRDS SEC TOT	49	87	ADMINISTRATIVE	23	73
RDS GRDS TOTAL	06	73			
RDS GRDS PAYRL	05	29	TOTAL CONTRACTS	1.53	93
RDS GRDS CONTR	05	60	CLEANING	69	88
RDS GRDS OTHER	02	47	REPAIR MAINT	55	70
SECURITY TOTAL	47	85	RDS GROUNDS	05	60
SEC PAYROLL	48	44	SECURITY	20	75
SEC CONTRACTS	20	70	ADMINISTRATIVE	25	45
SEC OTHER	03	46			

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U.S. PRIVATE SECTOR
SINGLE PURPOSE BUILDINGS
DOWNTOWN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS 255,874 SQ FT					244,059 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	7.02	6.50	5.23	11.47
RETAIL AREA	10.66	10.66			1				
OTHER AREA	52	52			1				
TOTAL RENT	7.90	9.98	5.06	13.62	5				
MISCELLANEOUS	46	46			1				
TOTAL INCOME	8.05	9.98	5.29	13.62	5				
EXPENSE									
CLEANING	56	45	09	1.21	7	58	57	09	1.21
REPAIR MAINT	1.24	1.07	78	1.36	8	1.30	1.20	78	1.41
UTILITIES	1.30	1.69	50	2.09	8	1.36	1.72	55	2.12
RDS GRDS SEC	12	14	01	25	6	12	14	01	25
ADMINISTRATIVE	75	66	38	1.35	8	75	66	38	1.35
TOTAL OPER EXP	3.90	3.85	2.52	4.54	8	4.09	3.93	2.62	4.69
FIXED EXPENSES	1.39	1.46	84	1.71	8	1.39	1.46	84	1.71
TOTAL OPER+FIXED	5.26	5.00	3.42	6.64	8	5.47	5.05	3.72	6.80
LEASING EXP	32	29			3				
TOTAL PAYROLL	1.07	96	72	1.44	4				
TOTAL CONTRACT	1.52	1.94	59	2.16	7				

AVG SQFT OFC TEN	2331	7	AVG OFFICE OCCUPANCY	93.7	8
AVG SQFT RET TEN	3378	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	234	8	AVG RATE YR END RENT	10.13	4
			RENTABLE GROSS SQFT	97	8

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	45	7	ADMIN TOTAL	66	6
PAYROLL	11	1	PAYROLL	28	4
CONTRACT	38	6	MGMT FEES	29	4
SUP MAT MISC	07	8	LEGAL FEES	04	1
TRASH REMOVAL	06	5	AUDIT FEES	21	1
			GEN OFC EXP	06	3
REPR MAINT TOTAL	1.69	7	OTHER ADM EXP	02	3
PAYROLL	53	3			
ELEVATOR	17	5	FIXED EXP TOTAL	1.59	7
HVAC	15	6	REAL ESTATE TAX	1.00	7
ELECTRICAL	07	6	BUILDING INS	14	6
STRUCT ROOF	31	3	PERS PROP TAX	32	2
PLUMBING	07	5	OTHER TAXES	73	1
FIRE LIFE SFTY	03	4			
OTHER MAINT SUP	26	7	LEASING EXPENSES	29	3
			ADV PROMOTION	04	1
UTILITIES TOTAL	1.82	7	COMM FEES	09	1
ELECTRIC	1.66	6	TENANT ALTS	33	2
GAS	13	5	BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	96	4
PURCH CH WTR	02	1	CLEANING	11	1
COAL			REPAIR MAINT	58	3
WATER SEWER	06	7	RDS GROUNDS	11	1
			SECURITY		
RDS GRDS SEC TOT	14	6	ADMINISTRATIVE	26	4
RDS GRDS TOTAL	15	5			
RDS GRDS PAYRL	11	1	TOTAL CONTRACTS	1.94	7
RDS GRDS CONTR	07	4	CLEANING	38	6
RDS GRDS OTHER	09	2	REPAIR MAINT	47	6
SECURITY TOTAL	03	6	RDS GROUNDS	07	4
SEC PAYROLL			SECURITY	04	4
SEC CONTRACTS	04	4	ADMINISTRATIVE	31	6
SEC OTHER	03	7			

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U.S. PRIVATE SECTOR
SINGLE PURPOSE BUILDINGS
DOWNTOWN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	856,611 SQ FT				856,611 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA		#			7	11.03	10.28	8.52	15.99
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11.33	10.79	8.79	16.00	7				
MISCELLANEOUS	.03	.03			1				
TOTAL INCOME	11.23	10.79	8.79	16.00	7				
EXPENSE									
CLEANING	.82	.74	.50	.86	10	.82	.74	.50	.86
REPAIR MAINT	1.22	.72	.46	1.62	10	1.22	.72	.46	1.02
UTILITIES	1.80	1.75	1.35	2.27	8	1.80	1.75	1.35	2.27
RDS GRDS SEC	.46	.42	.15	.60	9	.46	.42	.15	.60
ADMINISTRATIVE	.71	.72	.40	.80	9	.71	.72	.40	.80
TOTAL OPER EXP	4.57	4.20	2.59	6.53	10	4.14	4.20	2.59	6.53
FIXED EXPENSES	1.06	1.04	.70	1.23	10	1.06	1.04	.70	1.23
TOTAL OPER+FIXED	5.63	4.90	3.69	7.84	10	5.63	4.90	3.69	7.84
LEASING EXP	.56	.26	.02	1.61	6				
TOTAL PAYROLL	1.02	.71	.37	1.42	10				
TOTAL CONTRACT	1.07	.98	.73	1.46	9				

AVG SQFT OFC TEN	9247	7	AVG OFFICE OCCUPANCY	96.4	11
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	195	11	AVG RATE YR END RENT	12.99	7
			RENTABLE GROSS SQFT	.86	11

COMPONENT COSTS: TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.72	9	ADMIN TOTAL	.72	9
PAYROLL	.06	5	PAYROLL	.33	6
CONTRACT	.48	9	MGMT FEES	.44	5
SUP MAT MISC	.06	7	LEGAL FEES	.01	6
TRASH REMOVAL	.05	8	AUDIT FEES	.08	2
			GEN OFC EXP	.07	7
			OTHER ADM EXP	.04	8
REPR MAINT TOTAL	.61	9			
PAYROLL	.35	8	FIXED EXP TOTAL	1.13	9
ELEVATOR	.08	9	REAL ESTATE TAX	.85	9
HVAC	.10	8	BUILDING INS	.16	9
ELECTRICAL	.05	8	PERS PROP TAX	.47	7
STRUCT ROOF	.02	5	OTHER TAXES		
PLUMBING	.01	7			
FIRE LIFE SFTY	.00	5	LEASING EXPENSES	.26	6
OTHER MAINT SUP	.11	9	ADV PROMOTION	.05	5
			COMM FEES	.24	3
UTILITIES TOTAL	1.51	7	TENANT ALTS	.38	3
ELECTRIC	1.35	7	BUY OUTS	1.25	1
GAS	.33	5			
FUEL OIL			TOTAL PAYROLL	.67	9
PURCH STEAM	.97	1	CLEANING	.00	5
PURCH CH WTR			REPAIR MAINT	.35	8
COAL			RDS GROUNDS	.04	1
WATER SEWER	.04	7	SECURITY	.18	2
			ADMINISTRATIVE	.32	6
RDS GRDS SEC TOT	.42	8			
RDS GRDS TOTAL	.08	8	TOTAL CONTRACTS	.98	9
RDS GRDS PAYRL	.04	1	CLEANING	.48	9
RDS GRDS CONTR	.09	5	REPAIR MAINT	.17	7
RDS GRDS OTHER	.02	6	RDS GROUNDS	.09	5
SECURITY TOTAL	.19	7	SECURITY	.13	6
SEC PAYROLL	.18	2	ADMINISTRATIVE	.31	7
SEC CONTRACTS	.13	6			
SEC OTHER	.14	2			

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U.S. PRIVATE SECTOR
SINGLE PURPOSE BUILDINGS
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	25 BLDS	4,309,749 SQ FT				4,085,283 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					16	11.85	12.23	8.19	15.70
RETAIL AREA	16.34	15.30	11.85	19.99	7				
OTHER AREA	19.96	12.66	8.11	71.64	5				
TOTAL RENT	12.20	12.49	9.68	15.55	16				
MISCELLANEOUS	.99	.13	.01	1.91	9				
TOTAL INCOME	12.17	13.40	8.09	15.58	17				
EXPENSE									
CLEANING	1.48	1.04	.79	1.77	25	1.57	1.09	.85	1.86
REPAIR MAINT	1.59	1.46	1.06	2.04	25	1.68	1.49	1.32	2.16
UTILITIES	1.86	1.92	1.05	2.90	25	1.96	1.93	1.12	3.07
RDS GRDS SEC	.52	.56	.35	.88	24	.52	.56	.35	.88
ADMINISTRATIVE	.88	.43	.24	.78	22	.66	.43	.24	.78
TOTAL OPER EXP	6.14	5.82	4.05	8.26	25	6.50	5.98	4.49	8.52
FIXED EXPENSES	2.56	2.12	1.39	3.24	25	2.56	2.12	1.39	3.24
TOTAL OPER+FIXED	8.71	7.82	5.98	10.89	25	9.06	8.13	6.41	10.89
LEASING EXP	.22	.15	.00	.60	6				
TOTAL PAYROLL	2.27	1.40	.77	2.86	22				
TOTAL CONTRACT	1.64	1.72	.99	2.29	25				

AVG SQFT OFC TEN	46776	22	AVG OFFICE OCCUPANCY	99.3	25
AVG SQFT RET TEN	3417	7	AVG RETAIL OCCUPANCY	100.0	9
AVG SQFT OFC WORK	259	25	AVG RATE YR END RENT	14.50	10
			RENTABLE GROSS SQFT	.85	25

COMPONENT COSTS: TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.04	25	ADMIN TOTAL	.43	23
PAYROLL	1.24	10	PAYROLL	.23	20
CONTRACT	.79	23	MGMT FEES	.42	10
SUP MAT MISC	.05	21	LEGAL FEES	.03	3
TRASH REMOVAL	.06	21	AUDIT FEES	.05	5
			GEN OFC EXP	.02	18
			OTHER ADM EXP	.02	17
REPR MAINT TOTAL	1.48	25			
PAYROLL	.82	21	FIXED EXP TOTAL	2.12	25
ELEVATOR	.14	24	REAL ESTATE TAX	2.14	24
HVAC	.20	21	BUILDING INS	.16	19
ELECTRICAL	.05	22	PERS PROP TAX	.01	6
STRUCT ROOF	.11	14	OTHER TAXES	.47	5
PLUMBING	.02	20			
FIRE LIFE SFTY	.02	13	LEASING EXPENSES	.15	6
OTHER MAINT SUP	.23	25	ADV PROMOTION	.00	6
			COMM FEES	.00	4
UTILITIES TOTAL	1.92	25	TENANT ALTS	.67	3
ELECTRIC	1.69	21	BUY OUTS		
GAS	.14	13			
FUEL OIL	.01	3	TOTAL PAYROLL	1.40	22
PURCH STEAM	.85	1	CLEANING	1.24	10
PURCH CH WTR	1.36	1	REPAIR MAINT	.82	21
COAL			RDS GROUNDS	.03	7
WATER SEWER	.58	25	SECURITY	.57	10
			ADMINISTRATIVE	.23	20
RDS GRDS SEC TOT	.58	24			
RDS GRDS TOTAL	.08	17	TOTAL CONTRACTS	1.72	25
RDS GRDS PAYRL	.03	7	CLEANING	.79	23
RDS GRDS CONTR	.05	16	REPAIR MAINT	.47	22
RDS GRDS OTHER	.01	11	RDS GROUNDS	.05	16
SECURITY TOTAL	.54	24	SECURITY	.22	19
SEC PAYROLL	.57	10	ADMINISTRATIVE	.56	9
SEC CONTRACTS	.22	19			
SEC OTHER	.04	11			

All line items are computed as stand alone figures. Columns will not add to match totals.

Single Purpose Buildings

U.S. PRIVATE SECTOR
SINGLE PURPOSE BUILDINGS
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS 7,792,365 SQ FT					7,232,095 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					7	12.91	3.71	55	18.34
RETAIL AREA	14.01	8.13	5.34	41.81	5				
OTHER AREA	1.12	1.07			2				
TOTAL RENT	8.05	1.00	37	13.00	11				
MISCELLANEOUS	3.35	02	01	4.75	4				
TOTAL INCOME	9.19	3.13	38	13.00	11				
EXPENSE									
CLEANING	1.74	1.11	74	1.50	18	1.87	1.24	77	1.81
REPAIR MAINT	2.08	1.52	91	2.29	18	2.23	1.53	1.06	2.64
UTILITIES	2.43	1.82	1.44	2.32	18	2.59	1.87	1.44	2.98
RDS GNDS SEC	82	56	32	1.18	17	82	56	32	1.16
ADMINISTRATIVE	60	47	27	81	15	60	47	27	81
TOTAL OPER EXP	7.54	5.59	4.21	7.01	18	8.08	5.91	4.35	7.88
FIXED EXPENSES	3.32	2.07	96	3.04	16	3.32	2.07	96	3.04
TOTAL OPER+FIXED	10.40	7.61	5.25	10.28	18	10.97	8.09	5.52	10.61
LEASING EXP	39	03	00	90	5				
TOTAL PAYROLL	2.08	1.06	51	2.51	17				
TOTAL CONTRACT	2.51	1.46	82	3.05	18				

AVG SQFT OFC TEN	2191	12	AVG OFFICE OCCUPANCY	96.8	18
AVG SQFT RET TEN	2376	8	AVG RETAIL OCCUPANCY	78.3	9
AVG SQFT OFC WORK	223	18	AVG RATE YR END RENT	18.06	9
			RENTABLE GROSS SQFT	88	18

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.11	18	ADMIN TOTAL	47	15
PAYROLL	93	6	PAYROLL	45	13
CONTRACT	69	18	MGMT FEES	15	8
SUP MAT MISC	08	14	LEGAL FEES	06	2
TRASH REMOVAL	04	16	AUDIT FEES		
			GEN OFC EXP	01	11
REPR MAINT TOTAL	1.52	18	OTHER ADM EXP	03	10
PAYROLL	73	13			
ELEVATOR	16	18	FIXED EXP TOTAL	2.07	16
HVAC	14	18	REAL ESTATE TAX	1.86	16
ELECTRICAL	10	17	BUILDING INS	17	15
STRUCT ROOF	02	9	PERS PROP TAX	18	1
PLUMBING	02	17	OTHER TAXES	06	1
FIRE LIFE SFTY	03	10			
OTHER MAINT SUP	25	18	LEASING EXPENSES	03	5
			ADV PROMOTION	00	1
UTILITIES TOTAL	1.82	18	COMM FEES	05	1
ELECTRIC	1.63	17	TENANT ALTS	03	3
GAS	07	13	+ BUY-OUTS		
FUEL OIL	01	6			
PURCH STEAM	49	5	TOTAL PAYROLL	1.06	17
PURCH CH WTR			CLEANING	93	6
COAL			REPAIR MAINT	73	13
WATER SEWER	06	18	RDS GROUNDS	03	3
			SECURITY	66	7
RDS GNDS SEC TOT	56	17	ADMINISTRATIVE	45	13
RDS GNDS TOTAL	04	13			
RDS GNDS PAYRL	03	3	TOTAL CONTRACTS	1.46	18
RDS GNDS CONTR	04	10	CLEANING	69	18
RDS GNDS OTHER	02	5	REPAIR MAINT	87	12
SECURITY TOTAL	60	16	RDS GROUNDS	04	10
SEC PAYROLL	66	7	SECURITY	35	15
SEC CONTRACTS	35	15	ADMINISTRATIVE	21	8
SEC OTHER	01	9			

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
SINGLE PURPOSE BUILDINGS
DOWNTOWN MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 5,622,957 SQ FT					5,182,045 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA	5.15	5.04			2				
OTHER AREA									
TOTAL RENT	22	22			2				
MISCELLANEOUS									
TOTAL INCOME	22	22			2				
EXPENSE									
CLEANING	1.88	1.21	85	3.67	5	2.04	1.30	89	4.22
REPAIR MAINT	2.06	1.52	1.35	3.71	5	2.24	1.54	1.46	4.47
UTILITIES	2.36	2.47	1.72	3.25	5	2.56	2.64	1.79	3.94
RDS GNDS SEC	60	45	32	83	5	60	45	32	83
ADMINISTRATIVE	72	45	27	1.46	5	72	45	27	1.46
TOTAL OPER EXP	7.63	6.37	4.91	12.37	5	8.27	6.80	5.13	14.61
FIXED EXPENSES	2.19	1.62	06	4.06	5	2.19	1.62	06	4.06
TOTAL OPER+FIXED	9.82	11.18	4.96	14.84	5	10.46	11.61	5.19	17.08
LEASING EXP	23	23			1				
TOTAL PAYROLL	2.76	2.69	44	5.67	5				
TOTAL CONTRACT	1.52	2.30	49	2.51	5				

AVG SQFT OFC TEN	989452	2	AVG OFFICE OCCUPANCY	94.9	5
AVG SQFT RET TEN	8698	2	AVG RETAIL OCCUPANCY	90.2	4
AVG SQFT OFC WORK	263	5	AVG RATE YR END RENT	16.29	3
			RENTABLE GROSS SQFT	85	5

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.21	5	ADMIN TOTAL	45	5
PAYROLL	95	3	PAYROLL	44	5
CONTRACT	69	5	MGMT FEES		
SUP MAT MISC	08	5	LEGAL FEES	01	1
TRASH REMOVAL	05	5	AUDIT FEES		
			GEN OFC EXP	02	5
REPR MAINT TOTAL	1.52	5	OTHER ADM EXP	01	3
PAYROLL	1.96	3			
ELEVATOR	27	5	FIXED EXP TOTAL	1.62	5
HVAC	48	5	REAL ESTATE TAX	2.12	4
ELECTRICAL	04	3	BUILDING INS	09	2
STRUCT ROOF	04	3	PERS PROP TAX	1.08	2
PLUMBING	04	2	OTHER TAXES	06	1
FIRE LIFE SFTY	07	2			
OTHER MAINT SUP	87	5	LEASING EXPENSES	23	1
			ADV PROMOTION		
UTILITIES TOTAL	2.47	5	COMM FEES		
ELECTRIC	1.90	5	TENANT ALTS	23	1
GAS	08	4	BUY-OUTS		
FUEL OIL	06	2			
PURCH STEAM	46	2	TOTAL PAYROLL	2.69	5
PURCH CH WTR			CLEANING	95	3
COAL			REPAIR MAINT	1.98	3
WATER SEWER	05	5	RDS GROUNDS	13	1
			SECURITY	42	2
RDS GNDS SEC TOT	45	5	ADMINISTRATIVE	44	5
RDS GNDS TOTAL	01	3			
RDS GNDS PAYRL	13	1	TOTAL CONTRACTS	2.30	5
RDS GNDS CONTR	01	3	CLEANING	69	5
RDS GNDS OTHER	03	2	REPAIR MAINT	1.02	4
SECURITY TOTAL	45	5	RDS GROUNDS	01	3
SEC PAYROLL	42	2	SECURITY	31	5
SEC CONTRACTS	31	5	ADMINISTRATIVE	01	1
SEC OTHER	04	4			

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Single Purpose Buildings

U.S. PRIVATE SECTOR
SINGLE PURPOSE BUILDINGS
ALL SUBURBAN

TOTAL BUILDING RENTABLE AREA: 157 BLDS 19,352,843 SQ FT — TOTAL OFFICE RENTABLE AREA: 18,304,903 SQ FT

	DOLLARS SQ FT AVG	DOLLARS SQ FT MEDIAN	MID RANGE LOW	MID RANGE HIGH	# BLDS	DOLLAR SQ FT AVG	DOLLAR SQ FT MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA					85	33.52	12.31	8.95	16.56
RETAIL AREA	10.02	9.75	7.40	17.87	14				
OTHER AREA	2.96	4.14	1.11	14.42	14				
TOTAL RENT	35.32	12.70	8.86	18.56	87				
MISCELLANEOUS	.20	.06	.01	.17	38				
TOTAL INCOME	33.28	12.31	8.17	16.34	89				
EXPENSE									
CLEANING	.88	.83	.66	1.08	152	.93	.86	.67	1.08
REPAIR MAINT	1.17	.88	.54	1.33	155	1.22	.95	.54	1.37
UTILITIES	1.65	1.74	1.20	2.26	149	1.74	1.77	1.26	2.29
RDS GNDS SEC	.57	.49	.24	.82	153	.57	.49	.24	.82
ADMINISTRATIVE	.62	.59	.35	.82	146	.62	.59	.35	.82
TOTAL OPER EXP	4.74	4.78	3.39	5.68	157	5.01	4.88	3.88	6.09
FIXED EXPENSES	1.62	1.39	1.00	1.88	150	1.62	1.39	1.00	1.88
TOTAL OPER+FIXED	6.29	5.88	4.79	7.46	157	6.59	6.04	4.84	7.54
LEASING EXP	.57	.17	.07	.33	39				
TOTAL PAYROLL	1.13	.77	.43	1.74	125				
TOTAL CONTRACT	1.46	1.44	.89	2.12	148				

AVG SQFT OFC TEN	34372	123	AVG OFFICE OCCUPANCY	95.3	155
AVG SQFT RET TEN	2575	13	AVG RETAIL OCCUPANCY	94.4	16
AVG SQFT OFC WORK	302	136	AVG RATE YR END RENT	14.90	68
			RENTABLE GROSS SQFT	94	157

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.84	128	ADMIN TOTAL	.58	120
PAYROLL	.51	43	PAYROLL	.25	92
CONTRACT	.68	122	MGMT FEES	.45	68
SUP MAT MISC	.07	94	LEGAL FEES	.04	29
TRASH REMOVAL	.05	118	AUDIT FEES	.03	26
			GEN OFC EXP	.03	69
REPR MAINT TOTAL	.87	128	OTHER ADM EXP	.01	53
PAYROLL	.42	94			
ELEVATOR	.05	104	FIXED EXP TOTAL	1.39	124
HVAC	.14	112	REAL ESTATE TAX	1.14	124
ELECTRICAL	.05	107	BUILDING INS	.15	118
STRUCT ROOF	.04	78	PERS PROP TAX	.05	28
PLUMBING	.01	94	OTHER TAXES	.06	21
FIRE LIFE SFTY	.01	65			
OTHER MAINT SUP	.14	111	LEASING EXPENSES	.17	37
			ADV PROMOTION	.02	24
UTILITIES TOTAL	1.70	127	COMM FEES	.11	30
ELECTRIC	1.57	123	TENANT ALTS	.16	14
GAS	.15	68	BUY OUTS	20.35	1
FUEL OIL	.03	15			
PURCH STEAM			TOTAL PAYROLL	.77	105
PURCH CH WTR			CLEANING	.51	43
COAL			REPAIR MAINT	.42	94
WATER SEWER	.06	114	RDS GROUNDS	.15	33
			SECURITY	.29	31
RDS GNDS SEC TOT	.47	129	ADMINISTRATIVE	.25	92
RDS GNDS TOTAL	.23	125			
RDS GNDS PAYRL	.15	33	TOTAL CONTRACTS	1.48	128
RDS GNDS CONTR	.12	108	CLEANING	.68	122
RDS GNDS OTHER	.04	88	REPAIR MAINT	.25	96
SECURITY TOTAL	.20	105	RDS GROUNDS	.12	108
SEC PAYROLL	.29	31	SECURITY	.09	94
SEC CONTRACTS	.09	94	ADMINISTRATIVE	.46	58
SEC OTHER	.02	46			

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U.S. PRIVATE SECTOR
SINGLE PURPOSE BUILDINGS
SUBURBAN LESS THAN 50,000 SQ.FT.

TOTAL BUILDING RENTABLE AREA: 23 BLDS 622,311 SQ FT — TOTAL OFFICE RENTABLE AREA: 609,589 SQ FT

	DOLLARS SQ FT AVG	DOLLARS SQ FT MEDIAN	MID RANGE LOW	MID RANGE HIGH	# BLDS	DOLLAR SQ FT AVG	DOLLAR SQ FT MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA					13	11.99	11.22	8.55	14.17
RETAIL AREA									
OTHER AREA	4.14	4.14			1				
TOTAL RENT	11.49	11.22	7.79	14.17	13				
MISCELLANEOUS	.03	.03			3				
TOTAL INCOME	11.50	11.23	7.81	14.18	13				
EXPENSE									
CLEANING	1.07	.92	.72	1.13	22	1.07	.92	.72	1.13
REPAIR MAINT	.76	.80	.33	1.05	23	.78	.80	.33	1.05
UTILITIES	1.81	2.01	1.43	2.27	22	1.85	2.01	1.43	2.27
RDS GNDS SEC	.67	.57	.33	.78	23	.67	.57	.33	.78
ADMINISTRATIVE	.52	.56	.29	.79	20	.52	.56	.29	.79
TOTAL OPER EXP	4.75	4.78	3.76	5.76	23	4.85	4.78	3.76	5.76
FIXED EXPENSES	1.17	1.13	.70	1.66	22	1.17	1.13	.70	1.66
TOTAL OPER+FIXED	5.84	5.81	4.79	7.08	23	5.94	5.81	4.79	7.08
LEASING EXP	.08	.08	.04	.17	5				
TOTAL PAYROLL	1.38	.61	.42	2.16	11				
TOTAL CONTRACT	1.46	1.45	.62	2.87	22				

AVG SQFT OFC TEN	8068	21	AVG OFFICE OCCUPANCY	97.8	22
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	198	16	AVG RATE YR END RENT	13.98	12
			RENTABLE GROSS SQFT	95	23

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.95	21	ADMIN TOTAL	.55	19
PAYROLL	.74	6	PAYROLL	.26	8
CONTRACT	.70	17	MGMT FEES	.48	13
SUP MAT MISC	.10	14	LEGAL FEES	.01	3
TRASH REMOVAL	.07	21	AUDIT FEES	.08	2
			GEN OFC EXP	.04	5
REPR MAINT TOTAL	.82	22	OTHER ADM EXP	.05	5
PAYROLL	.41	9			
ELEVATOR	.05	11	FIXED EXP TOTAL	1.16	21
HVAC	.13	17	REAL ESTATE TAX	1.07	21
ELECTRICAL	.05	13	BUILDING INS	.18	20
STRUCT ROOF	.05	12	PERS PROP TAX		
PLUMBING	.01	11	OTHER TAXES	.09	1
FIRE LIFE SFTY	.01	8			
OTHER MAINT SUP	.21	18	LEASING EXPENSES	.08	5
			ADV PROMOTION	.02	4
UTILITIES TOTAL	2.02	21	COMM FEES	.07	3
ELECTRIC	1.79	20	TENANT ALTS		
GAS	.18	13	BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.61	11
PURCH CH WTR			CLEANING	.74	6
COAL			REPAIR MAINT	.41	9
WATER SEWER	.05	18	RDS GROUNDS	.15	5
			SECURITY	.29	5
RDS GNDS SEC TOT	.56	22	ADMINISTRATIVE	.26	8
RDS GNDS TOTAL	.40	22			
RDS GNDS PAYRL	.15	5	TOTAL CONTRACTS	1.42	21
RDS GNDS CONTR	.31	17	CLEANING	.70	17
RDS GNDS OTHER	.13	13	REPAIR MAINT	.14	18
SECURITY TOTAL	.12	17	RDS GROUNDS	.31	17
SEC PAYROLL	.29	5	SECURITY	.06	11
SEC CONTRACTS	.06	11	ADMINISTRATIVE	.52	10
SEC OTHER	.02	3			

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U.S. PRIVATE SECTOR
SINGLE PURPOSE BUILDINGS
SUBURBAN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS	1,352,467 SQ.FT.				1,330,617 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					12	12.61	13.33	9.93	15.30
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12.61	13.33	9.93	15.30	12				
MISCELLANEOUS	.06	.03	.02	.13	5				
TOTAL INCOME	12.64	13.34	10.03	15.30	12				
EXPENSE									
CLEANING	1.15	.86	.70	1.30	17	1.18	.86	.70	1.30
REPAIR-MAINT	1.31	.98	.53	1.78	18	1.33	.98	.53	1.78
UTILITIES	2.08	1.77	1.46	2.44	17	2.12	1.77	1.46	2.49
RDS GNDS SEC	.94	.48	.29	1.62	17	.94	.48	.29	1.62
ADMINISTRATIVE	.58	.67	.41	.75	17	.58	.67	.41	.75
TOTAL OPER EXP	5.46	4.99	3.01	6.94	19	5.55	4.99	3.01	6.94
FIXED EXPENSES	1.20	1.23	.86	1.62	16	1.20	1.23	.86	1.62
TOTAL OPER+FIXED	6.46	5.81	4.01	8.08	19	7.00	5.81	4.01	8.08
LEASING EXP	4.33	.30	.02	.35	7				
TOTAL PAYROLL	2.18	1.93	.18	4.45	11				
TOTAL CONTRACT	1.58	1.63	.96	2.18	15				

AVG SQFT OFC TEN	24619	14	AVG OFFICE OCCUPANCY	97.6	18
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	262	11	AVG RATE YR END RENT	13.85	7
			RENTABLE GROSS SQFT	92	19

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.89	14	ADMIN TOTAL	.59	14
PAYROLL	.71	4	PAYROLL	.64	6
CONTRACT	.69	13	MGMT FEES	.43	10
SUP MAT MISC	.11	12	LEGAL FEES	.02	2
TRASH REMOVAL	.04	12	AUDIT FEES	.03	1
			GEN OFC EXP	.01	7
REPR MAINT TOTAL	.92	14	OTHER ADM EXP	.00	5
PAYROLL	.41	9			
ELEVATOR	.03	12	FIXED EXP TOTAL	1.24	13
HVAC	.17	13	REAL ESTATE TAX	1.17	13
ELECTRICAL	.03	12	BUILDING INS	.12	13
STRUCT ROOF	.09	6	PERS PROP TAX	.13	1
PLUMBING	.01	9	OTHER TAXES		
FIRE LIFE SFTY	.01	4			
OTHER MAINT SUP	.08	14	LEASING EXPENSES	.30	7
			ADV PROMOTION	.02	3
UTILITIES-TOTAL	1.74	14	COMM FEES	.30	5
ELECTRIC	1.68	14	TENANT ALTS	9.39	1
GAS	.11	6	BUY-OUTS	20.35	1
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	2.02	9
PURCH CH WTR			CLEANING	.71	4
COAL			REPAIR MAINT	.41	9
WATER SEWER	.05	11	RDS GROUNDS	.23	3
			SECURITY	1.38	5
RDS GNDS SEC TOT	.35	14	ADMINISTRATIVE	.64	6
RDS GNDS TOTAL	.25	14			
RDS GNDS PAYRL	.23	3	TOTAL CONTRACTS	1.71	14
RDS GNDS CONTR	.08	12	CLEANING	.69	13
RDS GNDS OTHER	.06	8	REPAIR MAINT	.20	10
SECURITY TOTAL	.11	13	RDS GROUNDS	.08	12
SEC PAYROLL	1.38	5	SECURITY	.06	12
SEC CONTRACTS	.06	12	ADMINISTRATIVE	.48	10
SEC OTHER	.04	5			

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U.S. PRIVATE SECTOR
SINGLE PURPOSE BUILDINGS
SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	36 BLDS	6,285,841 SQ.FT.				6,026,617 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					21		15.19	10.64	17.55
RETAIL AREA	15.05	15.94			3				
OTHER AREA	3.31	8.89	.49	17.84	4				
TOTAL RENT	78.89	15.53	11.75	17.83	23				
MISCELLANEOUS	.29	.11	.01	.44	12				
TOTAL INCOME	76.62	15.55	11.61	17.50	24				
EXPENSE									
CLEANING	.89	.85	.67	.99	36	.93	.87	.67	1.01
REPAIR-MAINT	1.05	1.01	.51	1.55	35	1.06	1.03	.51	1.55
UTILITIES	1.61	1.61	1.21	1.97	33	1.68	1.62	1.26	2.06
RDS GNDS SEC	.49	.40	.20	.74	36	.49	.40	.20	.74
ADMINISTRATIVE	.65	.64	.43	.90	30	.65	.64	.43	.90
TOTAL OPER EXP	4.37	4.46	3.18	5.50	36	4.56	4.46	3.24	5.66
FIXED EXPENSES	1.61	1.40	1.15	2.12	33	1.61	1.40	1.15	2.12
TOTAL OPER+FIXED	5.82	5.83	4.78	7.30	36	5.99	5.97	4.78	7.43
LEASING EXP	.23	.18	.02	.38	13				
TOTAL PAYROLL	.94	.76	.48	.96	32				
TOTAL CONTRACT	1.41	1.37	.71	2.03	34				

AVG SQFT OFC TEN	59835	29	AVG OFFICE OCCUPANCY	94.9	36
AVG SQFT RET TEN	2410	2	AVG RETAIL OCCUPANCY	92.1	5
AVG SQFT OFC WORK	288	32	AVG RATE YR END RENT	16.24	21
			RENTABLE GROSS SQFT	95	36

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.87	31	ADMIN TOTAL	.60	25
PAYROLL	.23	12	PAYROLL	.18	22
CONTRACT	.71	30	MGMT FEES	.42	18
SUP MAT MISC	.03	25	LEGAL FEES	.04	8
TRASH REMOVAL	.05	26	AUDIT FEES	.03	10
			GEN OFC EXP	.02	22
REPR MAINT TOTAL	.95	30	OTHER ADM EXP	.01	16
PAYROLL	.55	26			
ELEVATOR	.05	28	FIXED EXP TOTAL	1.45	28
HVAC	.09	27	REAL ESTATE TAX	1.14	28
ELECTRICAL	.05	24	BUILDING INS	.13	24
STRUCT ROOF	.04	17	PERS PROP TAX	.01	10
PLUMBING	.01	23	OTHER TAXES	.09	9
FIRE LIFE SFTY	.02	10			
OTHER MAINT SUP	.15	24	LEASING EXPENSES	.17	11
			ADV PROMOTION	.01	7
UTILITIES TOTAL	1.62	30	COMM FEES	.04	9
ELECTRIC	1.54	30	TENANT ALTS	.09	4
GAS	.05	10	BUY-OUTS		
FUEL OIL	.06	4			
PURCH STEAM			TOTAL PAYROLL	.77	29
PURCH CH WTR			CLEANING	.23	12
COAL			REPAIR MAINT	.55	26
WATER SEWER	.08	27	RDS GROUNDS	.14	7
			SECURITY	.21	8
RDS GNDS SEC TOT	.35	31	ADMINISTRATIVE	.18	22
RDS GNDS TOTAL	.16	31			
RDS GNDS PAYRL	.14	7	TOTAL CONTRACTS	1.47	31
RDS GNDS CONTR	.11	29	CLEANING	.71	30
RDS GNDS OTHER	.02	22	REPAIR MAINT	.14	25
SECURITY TOTAL	.16	27	RDS GROUNDS	.11	29
SEC PAYROLL	.21	8	SECURITY	.09	24
SEC CONTRACTS	.09	24	ADMINISTRATIVE	.49	18
SEC OTHER	.03	6			

All line items are computed as stand alone figures. Columns will not add to match totals.

Single Purpose Buildings

U.S. PRIVATE SECTOR
SINGLE PURPOSE BUILDINGS
SUBURBAN 300,000 - 600,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA 10 BLDS 4,440,808 SQ.FT. DOLLARS SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA 4,197,698 SQ.FT. DOLLAR SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA					5	12.99	12.24	7.47	18.14
RETAIL AREA	6.27	6.30			3				
OTHER AREA	11.60	11.60			1				
TOTAL RENT	12.83	12.24	7.46	17.37	5				
MISCELLANEOUS	.39	.38			2				
TOTAL INCOME	10.20	10.08	3.53	17.73	6				
EXPENSE									
CLEANING	.82	.66	.61	1.02	10	.87	.73	.61	1.11
REPAIR-MAINT	1.20	1.08	.81	1.28	10	1.27	1.08	.88	1.44
UTILITIES	1.60	1.61	1.00	2.13	10	1.69	1.71	1.00	2.43
RDS. GNDS. SEC.	.64	.71	.25	.94	10	.64	.71	.25	.94
ADMINISTRATIVE	.70	.73	.32	1.12	10	.70	.73	.32	1.12
TOTAL OPER EXP	4.98	5.18	4.47	5.44	10	5.24	5.19	4.77	5.99
FIXED EXPENSES	1.86	2.03	1.31	2.25	10	1.86	2.03	1.31	2.25
TOTAL OPER+FIXED	6.82	6.89	6.01	7.58	10	7.10	7.01	6.22	8.12
LEASING EXP	.27	.09			3				
TOTAL PAYROLL	1.18	1.06	.48	1.72	10				
TOTAL CONTRACT	1.57	1.61	1.15	2.22	10				

AVG SQFT OFC TEN	14486	6	AVG OFFICE OCCUPANCY	92.8	10
AVG SQFT RET TEN	4339	3	AVG RETAIL OCCUPANCY	100.0	3
AVG SQFT OFC WORK	301	10	AVG RATE YR-END RENT	17.10	4
			RENTABLE GROSS SQFT	.92	10

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA - MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.66	10	ADMIN TOTAL	.73	10
PAYROLL	.05	5	PAYROLL	.24	10
CONTRACT	.59	10	MGMT FEES	.61	4
SUP MAT MISC	.07	7	LEGAL FEES	.04	5
TRASH REMOVAL	.05	7	AUDIT FEES	.03	1
			GEN OFC EXP	.04	8
REPR MAINT TOTAL	1.08	10	OTHER ADM EXP	.03	6
PAYROLL	.39	9			
ELEVATOR	.13	9	FIXED EXP TOTAL	2.03	10
HVAC	.25	8	REAL ESTATE TAX	1.42	10
ELECTRICAL	.05	9	BUILDING INS	.14	9
STRUCT ROOF	.03	3	PERS PROP TAX	.75	4
PLUMBING	.02	7	OTHER TAXES	.04	2
FIRE LIFE SFTY	.03	4			
OTHER MAINT SUP	.35	10	LEASING EXPENSES		
			ADV PROMOTION	.09	3
UTILITIES TOTAL	1.61	10	COMM FEES	.05	2
ELECTRIC	1.42	10	TENANT ALTS	.40	2
GAS	.17	5	BUY OUTS	.01	1
FUEL OIL	.03	4			
PURCH STEAM			TOTAL PAYROLL	1.06	10
PURCH CH WTR			CLEANING	.05	5
COAL			REPAIR MAINT	.39	9
WATER SEWER	.08	10	RDS GROUNDS	.12	5
			SECURITY	.14	7
RDS GNDS SEC TOT	.71	10	ADMINISTRATIVE	.24	10
RDS GNDS TOTAL	.16	10			
RDS GNDS PAYRL	.12	5	TOTAL CONTRACTS	1.61	10
RDS GNDS CONTR	.08	10	CLEANING	.59	10
RDS GNDS OTHER	.04	7	REPAIR MAINT	.40	10
SECURITY TOTAL	.42	10	RDS GROUNDS	.08	10
SEC PAYROLL	.14	7	SECURITY	.26	9
SEC CONTRACTS	.26	9	ADMINISTRATIVE	.11	7
SEC OTHER	.03	6			

All line items are computed as stand alone figures. Columns will not add to match totals.

National Cross-Tabulations 1986
United States Private Sector

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
0-9 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	536 BLDS 39,385,224 SQ.FT.					38,343,805 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					496		11.20	8.06	14.51
RETAIL AREA		14.00	8.49	20.39	35				
OTHER AREA	4.04	4.90	2.54	9.49	18				
TOTAL RENT		11.26	8.24	14.66	500				
MISCELLANEOUS	.74	.12	.03	.41	243				
TOTAL INCOME		11.36	8.31	14.87	502				
EXPENSE									
CLEANING	.68	.66	.50	.84	483	.69	.68	.51	.85
REPAIR MAINT	.63	.55	.35	.77	514	.64	.56	.35	.77
UTILITIES	1.48	1.45	1.06	1.82	508	1.52	1.47	1.08	1.84
RDS. GNDS. SEC	.39	.27	.17	.43	471	.39	.27	.17	.43
ADMINISTRATIVE	.67	.62	.40	.85	507	.67	.62	.40	.85
TOTAL OPER EXP	3.71	3.71	2.84	4.48	521	3.57	3.76	2.92	4.55
FIXED EXPENSES	1.55	1.32	.87	1.85	512	1.55	1.32	.87	1.85
TOTAL OPER+FIXED	5.21	5.03	3.85	6.17	522	5.32	5.06	3.93	6.27
LEASING EXP	.98	.20	.05	.66	386				
TOTAL PAYROLL	.62	.37	.21	.61	329				
TOTAL CONTRACT	1.23	1.34	.80	1.81	477				

AVG SQFT OFC TEN	3929	460	AVG OFFICE OCCUPANCY	85.6	518
AVG SQFT RET TEN	3058	37	AVG RETAIL OCCUPANCY	88.5	48
AVG SQFT OFC WORK	245	360	AVG RATE YR END RENT	13.51	468
			RENTABLE GROSS SQFT	.96	536

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.68	416	ADMIN TOTAL	.63	409
PAYROLL	.24	69	PAYROLL	.26	145
CONTRACT	.56	394	MGMT FEES	.49	369
SUP MAT MISC	.06	306	LEGAL FEES	.03	173
TRASH REMOVAL	.05	365	AUDIT FEES	.05	129
			GEN OFC EXP	.04	215
REPR MAINT TOTAL	.56	418	OTHER ADM EXP	.03	207
PAYROLL	.25	247			
ELEVATOR	.05	343	FIXED EXP TOTAL	1.30	412
HVAC	.12	392	REAL ESTATE TAX	1.10	395
ELECTRICAL	.03	316	BUILDING INS	.16	397
STRUCT ROOF	.03	170	PERS PROP TAX	.02	46
PLUMBING	.01	264	OTHER TAXES	.04	61
FIRE LIFE SFTY	.01	177			
OTHER MAINT SUP	.13	380	LEASING EXPENSES		
			ADV PROMOTION	.28	304
			COMM FEES	.03	208
UTILITIES TOTAL	1.49	417	TENANT ALTS	.20	209
ELECTRIC	1.36	412		.29	170
GAS	.14	172	BUY OUTS	.19	21
FUEL OIL	.09	15			
PURCH STEAM	.15	5	TOTAL PAYROLL	.39	297
PURCH CH WTR	.13	3	CLEANING	.24	69
COAL	.05	2	REPAIR MAINT	.25	247
WATER SEWER	.06	396	RDS GROUNDS	.08	40
			SECURITY	.12	41
RDS GNDS SEC TOT	.26	406	ADMINISTRATIVE	.26	145
RDS GNDS TOTAL	.20	393			
RDS GNDS PAYRL	.08	40	TOTAL CONTRACTS	1.41	420
RDS GNDS CONTR	.17	359	CLEANING	.56	394
RDS GNDS OTHER	.04	224	REPAIR MAINT	.24	314
SECURITY TOTAL	.06	303	RDS GROUNDS	.17	359
SEC PAYROLL	.12	41	SECURITY	.06	257
SEC CONTRACTS	.06	257	ADMINISTRATIVE	.52	314
SEC OTHER	.02	86			

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U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
0-9 YEARS 5 - 9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	270 BLDS 36,504,226 SQ.FT.					35,426,219 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					254	12.70	12.14	9.14	16.14
RETAIL AREA	12.10	13.77	7.70	22.29	43				
OTHER AREA	16.73	10.60	2.72	59.22	12				
TOTAL RENT	12.91	12.61	9.69	16.31	257				
MISCELLANEOUS	.34	.08	.03	.28	166				
TOTAL INCOME	13.10	12.78	9.69	16.56	258				
EXPENSE									
CLEANING	.68	.67	.51	.83	268	.70	.68	.52	.85
REPAIR MAINT	.77	.66	.49	.94	270	.79	.67	.51	1.01
UTILITIES	1.35	1.35	1.07	1.70	267	1.39	1.40	1.09	1.77
RDS. GNDS. SEC	.43	.28	.17	.51	267	.43	.28	.17	.51
ADMINISTRATIVE	.76	.67	.48	.93	266	.76	.67	.48	.93
TOTAL OPER EXP	3.95	3.86	3.20	4.56	270	4.07	3.93	3.23	4.64
FIXED EXPENSES	1.77	1.54	1.04	2.17	266	1.77	1.54	1.04	2.17
TOTAL OPER+FIXED	5.70	5.35	4.56	6.46	270	5.82	5.50	4.70	6.73
LEASING EXP	.88	.27	.08	.71	210				
TOTAL PAYROLL	.60	.47	.30	.67	228				
TOTAL CONTRACT	1.38	1.35	.96	1.80	263				

AVG SQFT OFC TEN	7196	255	AVG OFFICE OCCUPANCY	83.6	267
AVG SQFT RET TEN	2552	46	AVG RETAIL OCCUPANCY	83.8	56
AVG SQFT OFC WORK	258	208	AVG RATE YR END RENT	15.96	247
			RENTABLE GROSS SQFT	.93	270

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.66	222	ADMIN TOTAL	.69	221
PAYROLL	.13	37	PAYROLL	.23	117
CONTRACT	.56	216	MGMT FEES	.47	196
SUP MAT MISC	.06	183	LEGAL FEES	.02	114
TRASH REMOVAL	.04	188	AUDIT FEES	.04	85
			GEN OFC EXP	.04	151
REPR MAINT TOTAL	.64	224	OTHER ADM EXP	.03	128
PAYROLL	.27	169			
ELEVATOR	.09	218	FIXED EXP TOTAL	1.53	220
HVAC	.11	211	REAL ESTATE TAX	1.33	216
ELECTRICAL	.03	192	BUILDING INS	.17	208
STRUCT ROOF	.02	90	PERS PROP TAX	.01	40
PLUMBING	.01	174	OTHER TAXES	.08	35
FIRE LIFE SFTY	.01	110			
OTHER MAINT SUP	.13	211	LEASING EXPENSES		
			ADV PROMOTION	.33	167
			COMM FEES	.03	115
UTILITIES TOTAL	1.34	223	TENANT ALTS	.15	135
ELECTRIC	1.24	222		.38	91
GAS	.14	82	BUY OUTS	.15	11
FUEL OIL	.00	18			
PURCH STEAM	.28	6	TOTAL PAYROLL	.45	193
PURCH CH WTR	.02	3	CLEANING	.13	37
COAL	.31	1	REPAIR MAINT	.27	169
WATER SEWER	.05	213	RDS GROUNDS	.13	28
			SECURITY	.22	37
RDS GNDS SEC TOT	.28	221	ADMINISTRATIVE	.23	117
RDS GNDS TOTAL	.15	185			
RDS GNDS PAYRL	.13	28	TOTAL CONTRACTS	1.39	224
RDS GNDS CONTR	.11	155	CLEANING	.56	216
RDS GNDS OTHER	.03	123	REPAIR MAINT	.22	178
SECURITY TOTAL	.14	197	RDS GROUNDS	.11	155
SEC PAYROLL	.22	37	SECURITY	.10	185
SEC CONTRACTS	.10	185	ADMINISTRATIVE	.51	172
SEC OTHER	.01	74			

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U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
0-9 YEARS 10 - 19 STORIES

INCOME	TOTAL BUILDING RENTABLE AREA 204 BLDS 48,295,368 SQ FT. DOLLARS SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA 46,326,388 SQ FT. DOLLAR SQ. FT AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA					195	13.73	13.82	9.34	18.50
RETAIL AREA	15.56	15.18	10.42	22.37	71				
OTHER AREA	12.56	7.04	5.00	12.16	22				
TOTAL RENT	13.74	13.73	9.25	18.02	196				
MISCELLANEOUS	.37	.14	.02	.48	141				
TOTAL INCOME	13.98	13.88	9.34	18.60	197				
EXPENSE									
CLEANING	.71	.68	.54	.82	202	.74	.71	.55	.86
REPAIR-MAINT	.85	.80	.53	1.10	203	.88	.82	.54	1.14
UTILITIES	1.38	1.27	1.06	1.72	203	1.43	1.33	1.08	1.74
RDS GNDS SEC	.38	.34	.21	.51	201	.38	.34	.21	.51
ADMINISTRATIVE	.83	.76	.55	1.01	200	.83	.76	.55	1.01
TOTAL OPER EXP	4.15	4.01	3.35	4.88	203	4.29	4.18	3.40	5.12
FIXED EXPENSES	1.83	1.62	1.22	2.21	201	1.83	1.62	1.22	2.21
TOTAL OPER+FIXED	5.98	5.66	4.74	7.21	203	6.13	5.77	4.82	7.50
LEASING EXP	.83	.37	.11	.95	164				
TOTAL PAYROLL	.69	.59	.42	.82	192				
TOTAL CONTRACT	1.47	1.41	.94	1.92	194				

AVG SQFT OFC TEN	8336	194	AVG OFFICE OCCUPANCY	6[illegible].9	201
AVG SQFT RET TEN	3055	88	AVG RETAIL OCCUPANCY	88.1	94
AVG SQFT OFC WORK	298	161	AVG RATE YR-END RENT	17.70	190
			RENTABLE GROSS SQFT	93	204

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.69	177	ADMIN TOTAL	.80	174
PAYROLL	.15	42	PAYROLL	.23	126
CONTRACT	.55	172	MGMT FEES	.48	153
SUP MAT MISC	.04	141	LEGAL FEES	.04	108
TRASH REMOVAL	.03	159	AUDIT FEES	.04	79
			GEN OFC EXP	.05	142
			OTHER ADM EXP	.02	122
REPR MAINT TOTAL	.80	177			
PAYROLL	.33	151	FIXED EXP TOTAL	1.59	175
ELEVATOR	.14	176	REAL ESTATE TAX	1.32	169
HVAC	.08	167	BUILDING INS	.18	171
ELECTRICAL	.03	152	PERS PROP TAX	.01	62
STRUCT ROOF	.03	77	OTHER TAXES	.04	57
PLUMBING	.01	138			
FIRE LIFE SFTY	.02	98	LEASING EXPENSES	.41	142
OTHER MAINT SUP	.15	169	ADV PROMOTION	.04	112
			COMM FEES	.19	118
UTILITIES TOTAL	1.27	177	TENANT ALTS	.26	85
ELECTRIC	1.15	177	BUY-OUTS	.14	17
GAS	.05	67			
FUEL OIL	.01	23	TOTAL PAYROLL	.59	172
PURCH STEAM	.21	9	CLEANING	.15	42
PURCH CH WTR	.54	10	REPAIR MAINT	.33	151
COAL			RDS GROUNDS	.09	23
WATER SEWER	.05	168	SECURITY	.27	49
			ADMINISTRATIVE	.23	126
RDS GNDS SEC TOT	.34	176			
RDS GNDS TOTAL	.08	146	TOTAL CONTRACTS	1.46	174
RDS GNDS PAYRL	.09	23	CLEANING	.55	172
RDS GNDS CONTR	.06	131	REPAIR MAINT	.25	148
RDS GNDS OTHER	.01	80	RDS GROUNDS	.06	131
SECURITY TOTAL	.25	172	SECURITY	.17	152
SEC PAYROLL	.27	49	ADMINISTRATIVE	.51	135
SEC CONTRACTS	.17	152			
SEC OTHER	.02	67			

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
0-9 YEARS 20 - 29 STORIES

INCOME	TOTAL BUILDING RENTABLE AREA 77 BLDS 34,018,190 SQ FT. DOLLARS SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA 33,113,409 SQ FT. DOLLAR SQ. FT AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA					72	12.30	12.32	9.92	18.26
RETAIL AREA	15.18	14.09	8.33	20.02	37				
OTHER AREA	9.53	5.50	.45	14.63	8				
TOTAL RENT	12.28	12.24	9.87	16.32	73				
MISCELLANEOUS	.37	.16	.06	.58	58				
TOTAL INCOME	12.41	12.40	9.91	16.93	74				
EXPENSE									
CLEANING	.73	.66	.52	.98	75	.75	.67	.55	.98
REPAIR-MAINT	.89	.81	.60	1.03	76	.91	.83	.62	1.06
UTILITIES	1.39	1.32	1.07	1.62	76	1.42	1.35	1.09	1.64
RDS GNDS SEC	.36	.30	.21	.45	76	.36	.30	.21	.45
ADMINISTRATIVE	.70	.68	.43	.94	75	.70	.68	.43	.94
TOTAL OPER EXP	4.05	4.03	3.41	4.84	76	4.09	4.21	3.41	4.97
FIXED EXPENSES	1.76	1.51	.99	1.92	75	1.76	1.51	.99	1.91
TOTAL OPER+FIXED	5.78	5.53	4.60	6.78	76	5.92	5.55	4.65	6.99
LEASING EXP	1.29	.44	.10	1.27	58				
TOTAL PAYROLL	.75	.56	.43	.93	73				
TOTAL CONTRACT	1.30	1.26	.89	1.72	75				

AVG SQFT OFC TEN	12055	72	AVG OFFICE OCCUPANCY	82.8	76
AVG SQFT RET TEN	2050	47	AVG RETAIL OCCUPANCY	83.0	50
AVG SQFT OFC WORK	281	71	AVG RATE YR END RENT	19.81	71
			RENTABLE GROSS SQFT	94	77

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.65	73	ADMIN TOTAL	.70	72
PAYROLL	.36	22	PAYROLL	.20	61
CONTRACT	.52	71	MGMT FEES	.32	61
SUP MAT MISC	.04	66	LEGAL FEES	.02	42
TRASH REMOVAL	.03	61	AUDIT FEES	.04	36
			GEN OFC EXP	.07	65
			OTHER ADM EXP	.04	50
REPR MAINT TOTAL	.80	73			
PAYROLL	.26	62	FIXED EXP TOTAL	1.50	72
ELEVATOR	.21	73	REAL ESTATE TAX	1.30	70
HVAC	.08	72	BUILDING INS	.14	72
ELECTRICAL	.03	67	PERS PROP TAX	.01	17
STRUCT ROOF	.02	31	OTHER TAXES	.03	18
PLUMBING	.01	59			
FIRE LIFE SFTY	.02	48	LEASING EXPENSES	.46	57
OTHER MAINT SUP	.15	68	ADV PROMOTION	.04	44
			COMM FEES	.12	45
UTILITIES TOTAL	1.28	73	TENANT ALTS	.40	42
ELECTRIC	1.17	73	BUY-OUTS	.17	8
GAS	.04	19			
FUEL OIL	.00	1	TOTAL PAYROLL	.55	71
PURCH STEAM	.22	11	CLEANING	.36	22
PURCH CH WTR	.54	3	REPAIR MAINT	.26	62
COAL			RDS GROUNDS	.06	11
WATER SEWER	.04	71	SECURITY	.26	25
			ADMINISTRATIVE	.20	61
RDS GNDS SEC TOT	.30	73			
RDS GNDS TOTAL	.05	64	TOTAL CONTRACTS	1.21	73
RDS GNDS PAYRL	.08	11	CLEANING	.52	71
RDS GNDS CONTR	.04	53	REPAIR MAINT	.31	54
RDS GNDS OTHER	.01	40	RDS GROUNDS	.04	53
SECURITY TOTAL	.25	70	SECURITY	.16	61
SEC PAYROLL	.26	25	ADMINISTRATIVE	.37	54
SEC CONTRACTS	.16	61			
SEC OTHER	.02	28			

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
0-9 YEARS 30 - 39 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	32 BLDS 20,084,899 SQ.FT.					19,396,770 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					28	14.40	11.00	5.66	17.97
RETAIL AREA	34.42	20.64	8.67	30.76	16				
OTHER AREA	4.95	9.17	3.29	78.56	6				
TOTAL RENT	14.47	11.53	5.61	20.63	30				
MISCELLANEOUS	37	29	03	55	25				
TOTAL INCOME	14.56	11.37	5.26	19.03	31				
EXPENSE									
CLEANING	92	65	46	1.07	32	95	66	47	1.14
REPAIR-MAINT	1.19	88	60	1.36	32	01	88	55	1.42
UTILITIES	1.49	1.53	1.08	1.80	32	01	1.56	97	1.91
RDS GNDS SEC	53	37	25	54	32	53	37	25	54
ADMINISTRATIVE	57	50	38	74	32	57	50	38	74
TOTAL OPER EXP	4.71	3.87	3.20	5.56	32	2.10	3.90	2.96	5.65
FIXED EXPENSES	2.86	1.58	1.33	3.56	31	2.86	1.58	1.33	3.56
TOTAL OPER+FIXED	7.49	6.12	4.82	9.41	32	4.78	6.30	4.72	9.41
LEASING EXP	1.78	48	12	89	20				
TOTAL PAYROLL	1.35	62	42	1.09	30				
TOTAL CONTRACT	1.20	1.09	76	1.42	30				

AVG SQFT OFC TEN	15886	30	AVG OFFICE OCCUPANCY	79.7	32
AVG SQFT RET TEN	2948	19	AVG RETAIL OCCUPANCY	77.1	19
AVG SQFT OFC WORK	277	28	AVG RATE YR-END RENT	23.65	27
			RENTABLE GROSS SQFT	90	32

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	69	28
PAYROLL	45	10
CONTRACT	49	28
SUP MAT MISC	05	24
TRASH REMOVAL	04	20
REPR MAINT TOTAL	92	28
PAYROLL	41	27
ELEVATOR	18	28
HVAC	08	24
ELECTRICAL	03	24
STRUCT ROOF	05	7
PLUMBING	01	19
FIRE LIFE SFTY	01	16
OTHER MAINT SUP	17	28
UTILITIES TOTAL	1.54	28
ELECTRIC	1.22	28
GAS	01	6
FUEL OIL	00	5
PURCH STEAM	26	12
PURCH CH WTR	95	4
COAL		
WATER SEWER	03	26
RDS GNDS SEC TOT	41	28
RDS GNDS TOTAL	03	19
RDS GNDS PAYRL	11	4
RDS GNDS CONTR	03	11
RDS GNDS OTHER	01	15
SECURITY TOTAL	29	28
SEC PAYROLL	30	13
SEC CONTRACTS	25	22
SEC OTHER	01	19

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	50	28
PAYROLL	21	25
MGMT FEES	18	22
LEGAL FEES	03	18
AUDIT FEES	02	11
GEN OFC EXP	06	24
OTHER ADM EXP	02	22
FIXED EXP TOTAL	1.61	27
REAL ESTATE TAX	1.43	25
BUILDING INS	20	27
PERS PROP TAX	00	7
OTHER TAXES	09	5
LEASING EXPENSES	31	18
ADV PROMOTION	04	13
COMM FEES	17	15
TENANT ALTS	19	13
BUY OUTS	17	2
TOTAL PAYROLL	62	28
CLEANING	45	10
REPAIR MAINT	41	27
RDS GROUNDS	11	4
SECURITY	30	13
ADMINISTRATIVE	21	25
TOTAL CONTRACTS	1.09	28
CLEANING	49	28
REPAIR MAINT	25	25
RDS GROUNDS	03	11
SECURITY	25	22
ADMINISTRATIVE	14	21

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
0-9 YEARS 40 - 49 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	25 BLDS 23,886,432 SQ.FT.					22,699,843 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					21	19.03	20.52	16.28	23.63
RETAIL AREA	17.27	22.86	10.87	28.87	18				
OTHER AREA	23.83	10.16	3.04	105.77	6				
TOTAL RENT	17.93	19.93	13.35	23.52	22				
MISCELLANEOUS	4.30	30	10	52	16				
TOTAL INCOME	20.91	20.05	13.37	25.69	22				
EXPENSE									
CLEANING	1.01	93	74	1.41	25	1.06	97	78	1.50
REPAIR-MAINT	96	87	71	1.27	25	1.01	97	71	1.36
UTILITIES	1.30	1.23	98	1.59	25	1.36	1.30	1.04	1.79
RDS GNDS SEC	36	37	19	44	25	36	37	19	44
ADMINISTRATIVE	82	83	50	1.02	25	82	83	50	1.02
TOTAL OPER EXP	4.45	4.36	3.81	5.20	25	4.67	4.53	3.89	5.53
FIXED EXPENSES	2.86	3.08	1.46	4.43	25	2.88	3.08	1.46	4.43
TOTAL OPER+FIXED	7.31	7.95	4.96	8.86	25	7.53	8.46	5.39	9.24
LEASING EXP	1.05	18	12	66	20				
TOTAL PAYROLL	76	60	41	88	25				
TOTAL CONTRACT	1.84	2.01	1.22	2.37	25				

AVG SQFT OFC TEN	20388	22	AVG OFFICE OCCUPANCY	90.5	25
AVG SQFT RET TEN	2610	19	AVG RETAIL OCCUPANCY	87.3	23
AVG SQFT OFC WORK	261	21	AVG RATE YR-END RENT	24.91	20
			RENTABLE GROSS SQFT	94	25

COMPONENT COSTS TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	93	24
PAYROLL	11	5
CONTRACT	82	24
SUP MAT MISC	05	19
TRASH REMOVAL	04	23
REPR MAINT TOTAL	87	24
PAYROLL	43	17
ELEVATOR	22	23
HVAC	09	23
ELECTRICAL	04	20
STRUCT ROOF	02	8
PLUMBING	02	18
FIRE LIFE SFTY	01	14
OTHER MAINT SUP	15	22
UTILITIES TOTAL	1.24	24
ELECTRIC	1.22	24
GAS	04	9
FUEL OIL	00	4
PURCH STEAM	13	2
PURCH CH WTR	12	2
COAL		
WATER SEWER	04	21
RDS GNDS SEC TOT	37	24
RDS GNDS TOTAL	03	18
RDS GNDS PAYRL	10	2
RDS GNDS CONTR	04	15
RDS GNDS OTHER	01	9
SECURITY TOTAL	34	24
SEC PAYROLL	18	6
SEC CONTRACTS	25	22
SEC OTHER	01	13

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	79	24
PAYROLL	22	22
MGMT FEES	50	18
LEGAL FEES	04	14
AUDIT FEES	02	14
GEN OFC EXP	07	20
OTHER ADM EXP	03	19
FIXED EXP TOTAL	2.96	24
REAL ESTATE TAX	2.29	22
BUILDING INS	20	22
PERS PROP TAX	01	5
OTHER TAXES	04	8
LEASING EXPENSES	18	20
ADV PROMOTION	03	16
COMM FEES	15	13
TENANT ALTS	13	10
BUY OUTS	87	3
TOTAL PAYROLL	65	24
CLEANING	11	5
REPAIR MAINT	43	17
RDS GROUNDS	10	2
SECURITY	18	6
ADMINISTRATIVE	22	22
TOTAL CONTRACTS	1.95	24
CLEANING	82	24
REPAIR MAINT	33	18
RDS GROUNDS	04	15
SECURITY	25	22
ADMINISTRATIVE	51	18

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
0-9 YEARS 50 OR MORE STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS 17,887,785 SQ.FT.					16,951,444 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					13	17.52	19.44	10.72	22.85
RETAIL AREA	21.16	15.43	8.33	25.33	9				
OTHER AREA		14.70			3				
TOTAL RENT	18.19	20.88	12.24	23.73	13				
MISCELLANEOUS	.70	.17	.11	1.76	9				
TOTAL INCOME	18.67	21.01	13.10	24.30	13				
EXPENSE									
CLEANING	.75	.71	.53	.92	14	.79	.72	.53	1.10
REPAIR-MAINT	.92	.89	.69	1.13	14	.97	.95	.72	1.17
UTILITIES	1.27	1.22	.77	1.66	14	1.33	1.24	.78	1.70
RDS GNDS SEC	.35	.34	.21	.43	14	.35	.34	.21	.43
ADMINISTRATIVE	.68	.72	.40	.94	14	.68	.72	.40	.94
TOTAL OPER EXP	3.97	4.00	2.97	5.44	14	4.18	4.08	3.05	5.73
FIXED EXPENSES	3.62	2.09	1.80	5.26	14	3.62	2.09	1.80	5.26
TOTAL OPER+FIXED	7.59	6.97	4.64	10.17	14	7.80	7.05	4.68	11.16
LEASING EXP	.45	.19	.03	1.27	10				
TOTAL PAYROLL	.62	.59	.40	.89	14				
TOTAL CONTRACT	1.43	1.24	1.01	1.69	14				

AVG SQFT OFC TEN	26742	14	AVG OFFICE OCCUPANCY	83.3	14
AVG SQFT RET TEN	4656	10	AVG RETAIL OCCUPANCY	89.8	10
AVG SQFT OFC WORK	304	14	AVG RATE YR-END RENT	20.96	14
			RENTABLE GROSS SQFT	.96	14

COMPONENT COSTS—TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.80	13
PAYROLL	.08	4
CONTRACT	.72	13
SUP MAT MISC	.06	12
TRASH REMOVAL	.03	13
REPR MAINT TOTAL	1.00	13
PAYROLL	.33	13
ELEVATOR	.24	13
HVAC	.06	13
ELECTRICAL	.03	13
STRUCT ROOF	.01	9
PLUMBING	.01	13
FIRE LIFE SFTY	.01	8
OTHER MAINT SUP	.16	13
UTILITIES TOTAL	1.02	13
ELECTRIC	.91	13
GAS	.02	5
FUEL OIL		
PURCH STEAM	.34	2
PURCH CH WTR	.85	1
COAL		
WATER SEWER	.04	13
RDS GNDS SEC TOT	.37	13
RDS GNDS TOTAL	.05	13
RDS GNDS PAYRL	.02	1
RDS GNDS CONTR	.04	11
RDS GNDS OTHER	.04	6
SECURITY TOTAL	.25	13
SEC PAYROLL	.24	5
SEC CONTRACTS	.15	12
SEC OTHER	.02	7

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.70	13
PAYROLL	.16	12
MGMT FEES	.42	11
LEGAL FEES	.01	9
AUDIT FEES	.01	9
GEN OFC EXP	.07	13
OTHER ADM EXP	.03	12
FIXED EXP TOTAL	2.05	13
REAL ESTATE TAX	1.88	13
BUILDING INS	.15	12
PERS PROP TAX	.01	1
OTHER TAXES	.01	3
LEASING EXPENSES	.19	10
ADV PROMOTION	.02	6
COMM FEES	.05	7
TENANT ALTS	.62	6
BUY OUTS	.10	2
TOTAL PAYROLL	.67	13
CLEANING	.08	4
REPAIR MAINT	.33	13
RDS GROUNDS	.02	1
SECURITY	.24	5
ADMINISTRATIVE	.16	12
TOTAL CONTRACTS	1.25	13
CLEANING	.72	13
REPAIR MAINT	.32	12
RDS GROUNDS	.04	11
SECURITY	.15	12
ADMINISTRATIVE	.25	8

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
10-19 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	176 BLDS 11,538,976 SQ.FT.					11,214,537 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					165	8.51	9.15	8.78	12.22
RETAIL AREA	6.26	7.20	4.26	11.10	9				
OTHER AREA	3.43	4.51			3				
TOTAL RENT	8.46	9.21	6.92	12.47	168				
MISCELLANEOUS	.33	.06	.01	.29	113				
TOTAL INCOME	8.67	9.63	6.92	12.98	168				
EXPENSE									
CLEANING	.54	.66	.46	.86	169	.55	.68	.49	.88
REPAIR MAINT	.67	.68	.46	.95	174	.69	.69	.47	.99
UTILITIES	1.39	1.61	1.20	2.08	171	1.43	1.66	1.24	2.11
RDS GNDS SEC	.29	.26	.14	.48	165	.29	.26	.14	.48
ADMINISTRATIVE	.55	.56	.39	.82	168	.55	.56	.39	.82
TOTAL OPER EXP	3.37	3.93	2.92	5.05	175	3.45	4.05	2.99	5.09
FIXED EXPENSES	1.09	1.06	.68	1.63	170	1.09	1.06	.68	1.63
TOTAL OPER+FIXED	4.43	5.10	3.78	6.44	175	4.54	5.26	3.90	6.56
LEASING EXP	.86	.36	.14	.86	136				
TOTAL PAYROLL	.50	.42	.21	.74	114				
TOTAL CONTRACT	1.11	1.27	.84	1.69	166				

AVG SQFT OFC TEN	3627	163	AVG OFFICE OCCUPANCY	88.7	175
AVG SQFT RET TEN	2361	11	AVG RETAIL OCCUPANCY	93.0	12
AVG SQFT OFC WORK	292	117	AVG RATE YR-END RENT	12.33	159
			RENTABLE GROSS SQFT	.94	176

COMPONENT COSTS—TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.68	143
PAYROLL	.19	17
CONTRACT	.56	132
SUP MAT MISC	.07	106
TRASH REMOVAL	.05	126
REPR MAINT TOTAL	.70	144
PAYROLL	.30	87
ELEVATOR	.05	92
HVAC	.15	139
ELECTRICAL	.05	114
STRUCT ROOF	.06	79
PLUMBING	.01	107
FIRE LIFE SFTY	.01	48
OTHER MAINT SUP	.15	134
UTILITIES TOTAL	1.65	142
ELECTRIC	1.50	140
GAS	.16	63
FUEL OIL	.02	3
PURCH STEAM	.57	1
PURCH CH WTR		
COAL		
WATER SEWER	.06	135
RDS GNDS SEC TOT	.26	140
RDS GNDS TOTAL	.19	137
RDS GNDS PAYRL	.11	16
RDS GNDS CONTR	.14	121
RDS GNDS OTHER	.07	79
SECURITY TOTAL	.10	80
SEC PAYROLL	.15	17
SEC CONTRACTS	.06	63
SEC OTHER	.02	23

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.56	138
PAYROLL	.24	48
MGMT FEES	.42	126
LEGAL FEES	.02	71
AUDIT FEES	.03	47
GEN OFC EXP	.04	87
OTHER ADM EXP	.03	83
FIXED EXP TOTAL	1.16	141
REAL ESTATE TAX	1.01	136
BUILDING INS	.15	134
PERS PROP TAX	.01	9
OTHER TAXES	.01	15
LEASING EXPENSES	.46	114
ADV PROMOTION	.04	80
COMM FEES	.20	95
TENANT ALTS	.51	67
BUY OUTS	.15	5
TOTAL PAYROLL	.45	95
CLEANING	.19	17
REPAIR MAINT	.30	87
RDS GROUNDS	.11	16
SECURITY	.15	17
ADMINISTRATIVE	.24	48
TOTAL CONTRACTS	1.36	143
CLEANING	.56	132
REPAIR MAINT	.32	93
RDS GROUNDS	.14	121
SECURITY	.06	63
ADMINISTRATIVE	.43	115

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
10-19 YEARS 5 - 9 STORIES

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	111 BLDS 14,244,156 SQ FT					13,716,433 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					105	10 13	10 68	8 14	12 62
RETAIL AREA	15 05	15 30	10 38	21 85	28				
OTHER AREA	5 57	5 50	2 34	8 99	13				
TOTAL RENT	10 17	10 82	7 96	13 86	106				
MISCELLANEOUS	52	13	02	58	75				
TOTAL INCOME	10 51	11 09	8 41	14 34	106				
EXPENSE									
CLEANING	85	71	56	1 00	110	88	73	57	1 04
REPAIR-MAINT	1 00	87	63	1 17	111	1 04	92	6[illegible]	1 24
UTILITIES	1 92	1 85	1 54	2 39	111	1 98	1 98	1 5[illegible]	2 48
RDS GNDS SEC	44	26	13	44	108	44	26	1[illegible]	44
ADMINISTRATIVE	74	69	46	92	106	74	69	46	92
TOTAL OPER EXP	4 87	4 60	3 81	5 32	111	5 05	4 82	3 95	5 57
FIXED EXPENSES	1 48	1 25	88	1 82	110	1 48	1 25	88	1 82
TOTAL OPER+FIXED	6 35	5 96	4 87	6 89	111	6 53	6 11	5 21	7 24
LEASING EXP	48	24	06	62	91				
TOTAL PAYROLL	89	63	36	96	99				
TOTAL CONTRACT	1 51	1 34	92	1 88	106				

AVG SQFT OFC TEN	4645	105	AVG OFFICE OCCUPANCY	91 6	110
AVG SQFT RET TEN	2948	29	AVG RETAIL OCCUPANCY	95 3	32
AVG SQFT OFC WORK	234	85	AVG RATE YR END RENT	15 17	105
			RENTABLE GROSS SQFT	92	111

COMPONENT COSTS TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	73	94	ADMIN TOTAL	65	90
PAYROLL	43	26	PAYROLL	26	60
CONTRACT	57	86	MGMT FEES	42	69
SUP MAT MISC	06	77	LEGAL FEES	03	47
TRASH REMOVAL	04	78	AUDIT FEES	03	29
			GEN OFC EXP	05	72
REPR MAINT TOTAL	87	95	OTHER ADM EXP	03	61
PAYROLL	35	72			
ELEVATOR	10	94	FIXED EXP TOTAL	1 30	94
HVAC	18	88	REAL ESTATE TAX	1 05	92
ELECTRICAL	04	75	BUILDING INS	15	89
STRUCT ROOF	03	38	PERS PROP TAX	00	15
PLUMBING	01	69	OTHER TAXES	06	24
FIRE LIFE SFTY	01	36			
OTHER MAINT SUP	18	90	LEASING EXPENSES	25	77
			ADV PROMOTION	02	46
UTILITIES TOTAL	1 92	95	COMM FEES	09	61
ELECTRIC	1 69	93	TENANT ALTS	24	48
GAS	13	54	BUY-OUTS	57	2
FUEL OIL	18	7			
PURCH STEAM	47	6	TOTAL PAYROLL	64	85
PURCH CH WTR	50	1	CLEANING	43	26
COAL	68	1	REPAIR MAINT	35	72
WATER SEWER	07	93	RDS GROUNDS	10	9
			SECURITY	24	15
RDS GNDS SEC TOT	25	92	ADMINISTRATIVE	26	60
RDS GNDS TOTAL	08	80			
RDS GNDS PAYRL	10	9	TOTAL CONTRACTS	1 38	92
RDS GNDS CONTR	08	64	CLEANING	57	86
RDS GNDS OTHER	03	46	REPAIR MAINT	36	79
SECURITY TOTAL	22	74	RDS GROUNDS	06	64
SEC PAYROLL	24	15	SECURITY	15	61
SEC CONTRACTS	15	61	ADMINISTRATIVE	45	63
SEC OTHER	01	17			

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
10-19 YEARS 10 - 19 STORIES

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	104 BLDS 22,486,565 SQ FT					21,040,133 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					98	12 91	13 00	9 29	15 34
RETAIL AREA	13 46	15 44	9 20	17 70	35				
OTHER AREA	15 96	9 00	5 38	11 70	21				
TOTAL RENT	12 68	12 75	9 23	15 72	98				
MISCELLANEOUS	31	08	02	22	73				
TOTAL INCOME	12 92	12 87	9 56	15 95	98				
EXPENSE									
CLEANING	68	75	58	90	103	73	76	59	99
REPAIR-MAINT	94	88	67	1 33	104	1 00	94	71	1 39
UTILITIES	1 74	1 72	1 26	1 99	104	1 84	1 79	1 32	2 11
RDS GNDS SEC	32	29	16	42	102	32	29	16	42
ADMINISTRATIVE	67	71	47	1 00	104	67	71	47	1 00
TOTAL OPER EXP	4 35	4 62	3 79	5 22	104	4 62	4 86	3 89	5 47
FIXED EXPENSES	1 62	1 31	97	1 91	102	1 62	1 31	97	1 91
TOTAL OPER+FIXED	5 94	6 04	5 00	6 92	104	6 20	6 25	5 21	7 15
LEASING EXP	61	25	12	73	90				
TOTAL PAYROLL	64	58	40	88	101				
TOTAL CONTRACT	1 44	1 47	98	1 95	101				

AVG SQFT OFC TEN	5315	97	AVG OFFICE OCCUPANCY	89 8	104
AVG SQFT RET TEN	3306	40	AVG RETAIL OCCUPANCY	92 4	42
AVG SQFT OFC WORK	291	72	AVG RATE YR END RENT	17 07	100
			RENTABLE GROSS SQFT	93	104

COMPONENT COSTS TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	76	82	ADMIN TOTAL	72	83
PAYROLL	30	20	PAYROLL	20	58
CONTRACT	57	78	MGMT FEES	45	72
SUP MAT MISC	08	66	LEGAL FEES	03	53
TRASH REMOVAL	04	72	AUDIT FEES	03	33
			GEN OFC EXP	04	69
REPR MAINT TOTAL	87	83	OTHER ADM EXP	02	63
PAYROLL	35	70			
ELEVATOR	14	82	FIXED EXP TOTAL	1 29	82
HVAC	10	79	REAL ESTATE TAX	97	81
ELECTRICAL	05	71	BUILDING INS	17	81
STRUCT ROOF	08	42	PERS PROP TAX	01	34
PLUMBING	01	63	OTHER TAXES	05	34
FIRE LIFE SFTY	01	33			
OTHER MAINT SUP	18	81	LEASING EXPENSES	29	70
			ADV PROMOTION	02	49
UTILITIES TOTAL	1 73	83	COMM FEES	14	59
ELECTRIC	1 59	83	TENANT ALTS	18	52
GAS	05	48	BUY-OUTS	13	5
FUEL OIL	09	11			
PURCH STEAM	33	4	TOTAL PAYROLL	53	81
PURCH CH WTR	50	2	CLEANING	30	20
COAL			REPAIR MAINT	35	70
WATER SEWER	06	82	RDS GROUNDS	06	10
			SECURITY	13	13
RDS GNDS SEC TOT	28	81	ADMINISTRATIVE	20	58
RDS GNDS TOTAL	05	71			
RDS GNDS PAYRL	06	10	TOTAL CONTRACTS	1 56	83
RDS GNDS CONTR	04	57	CLEANING	57	78
RDS GNDS OTHER	01	39	REPAIR MAINT	29	69
SECURITY TOTAL	18	80	RDS GROUNDS	04	57
SEC PAYROLL	13	13	SECURITY	17	70
SEC CONTRACTS	17	70	ADMINISTRATIVE	48	73
SEC OTHER	01	22			

All line items are computed as stand alone figures. Columns will not add to match totals."

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
10-19 YEARS 20 - 29 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	60 BLDS 24,575,418 SQ FT					23,314,574 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					57	13.55	12.26	10.53	15.38
RETAIL AREA	12.30	10.71	7.13	16.86	31				
OTHER AREA	5.88	6.00	91	13.13	17				
TOTAL RENT	13.02	12.73	9.90	15.56	58				
MISCELLANEOUS	2.04	23	08	99	38				
TOTAL INCOME	14.41	13.26	10.65	16.74	58				
EXPENSE									
CLEANING	1.02	82	58	1.22	60	1.08	86	61	1.27
REPAIR-MAINT	1.19	98	74	1.20	60	1.25	1.02	76	1.25
UTILITIES	2.29	2.15	1.77	2.58	60	2.40	2.28	1.82	2.69
RDS GNDS SEC	39	33	20	55	58	39	33	20	55
ADMINISTRATIVE	65	68	38	86	59	65	68	38	86
TOTAL OPER EXP	5.52	5.06	4.11	6.48	60	5.80	5.36	4.21	6.65
FIXED EXPENSES	2.12	1.64	1.23	2.41	60	2.12	1.64	1.23	2.41
TOTAL OPER+FIXED	7.64	6.98	5.17	9.13	60	7.91	7.23	5.32	9.38
LEASING EXP	59	34	18	71	49				
TOTAL PAYROLL	99	59	45	1.05	56				
TOTAL CONTRACT	1.55	1.50	81	2.20	60				

AVG SQFT OFC TEN	13096	57	AVG OFFICE OCCUPANCY	91.3	60
AVG SQFT RET TEN	2011	38	AVG RETAIL OCCUPANCY	88.5	41
AVG SQFT OFC WORK	229	54	AVG RATE YR END RENT	16.72	55
			RENTABLE GROSS SQFT	92	60

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	80	55
PAYROLL	28	20
CONTRACT	81	53
SUP MAT MISC	07	47
TRASH REMOVAL	03	47
REPR MAINT TOTAL	97	55
PAYROLL	38	41
ELEVATOR	23	53
HVAC	14	46
ELECTRICAL	05	46
STRUCT ROOF	02	16
PLUMBING	01	40
FIRE LIFE SFTY	01	21
OTHER MAINT SUP	19	50
UTILITIES TOTAL	2.08	55
ELECTRIC	1.72	55
GAS	08	25
FUEL OIL	05	3
PURCH STEAM	29	20
PURCH CH WTR	80	5
COAL		
WATER SEWER	07	53
RDS GNDS SEC TOT	33	54
RDS GNDS TOTAL	05	42
RDS GNDS PAYRL	07	9
RDS GNDS CONTR	02	34
RDS GNDS OTHER	03	20
SECURITY TOTAL	24	51
SEC PAYROLL	21	15
SEC CONTRACTS	22	44
SEC OTHER	01	18

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	67	54
PAYROLL	23	41
MGMT FEES	37	39
LEGAL FEES	04	29
AUDIT FEES	03	25
GEN OFC EXP	05	43
OTHER ADM EXP	06	38
FIXED EXP TOTAL	1.62	55
REAL ESTATE TAX	1.42	54
BUILDING INS	16	52
PERS PROP TAX	04	17
OTHER TAXES	07	12
LEASING EXPENSES	36	45
ADV PROMOTION	02	25
COMM FEES	21	35
TENANT ALTS	24	32
BUY OUTS	14	3
TOTAL PAYROLL	59	51
CLEANING	28	20
REPAIR MAINT	38	41
RDS GROUNDS	07	9
SECURITY	21	15
ADMINISTRATIVE	23	41
TOTAL CONTRACTS	1.39	55
CLEANING	81	53
REPAIR MAINT	35	38
RDS GROUNDS	02	34
SECURITY	22	44
ADMINISTRATIVE	37	38

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
10-19 YEARS 30 - 39 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	35 BLDS 22,800,327 SQ FT					21,527,986 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					32	13.72	13.27	9.72	15.43
RETAIL AREA	11.47	13.20	7.56	17.19	20				
OTHER AREA	17.72	10.37	5.56		9				
TOTAL RENT	13.75	12.75	9.70	16.23	32				
MISCELLANEOUS	97	38	09	1.15	29				
TOTAL INCOME	14.64	13.59	10.2[illegible]	16.93	32				
EXPENSE									
CLEANING	99	88	62	1.33	34	1.04	88	71	1.35
REPAIR MAINT	1.18	1.18	97	1.42	35	1.24	1.21	1.02	1.31
UTILITIES	1.94	1.77	1.52	2.31	34	2.03	1.86	1.62	2.43
RDS GNDS SEC	32	26	17	48	35	32	26	17	48
ADMINISTRATIVE	61	59	44	85	34	61	59	44	85
TOTAL OPER EXP	4.96	4.85	4.57	5.73	35	5.21	5.29	4.66	6.09
FIXED EXPENSES	2.25	1.69	87	3.16	35	2.25	1.69	87	3.16
TOTAL OPER+FIXED	7.21	6.80	5.69	8.26	35	7.46	6.93	6.00	9.21
LEASING EXP	56	29	07	42	32				
TOTAL PAYROLL	90	75	54	1.10	33				
TOTAL CONTRACT	1.39	1.27	95	2.07	34				

AVG SQFT OFC TEN	14695	34	AVG OFFICE OCCUPANCY	91.7	35
AVG SQFT RET TEN	2863	26	AVG RETAIL OCCUPANCY	92.3	30
AVG SQFT OFC WORK	241	29	AVG RATE YR END RENT	20.84	31
			RENTABLE GROSS SQFT	93	35

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.02	31
PAYROLL	76	10
CONTRACT	87	31
SUP MAT MISC	05	26
TRASH REMOVAL	05	27
REPR MAINT TOTAL	1.24	32
PAYROLL	46	29
ELEVATOR	26	30
HVAC	16	29
ELECTRICAL	05	28
STRUCT ROOF	04	15
PLUMBING	02	22
FIRE LIFE SFTY	02	13
OTHER MAINT SUP	18	30
UTILITIES TOTAL	1.81	31
ELECTRIC	1.55	30
GAS	12	17
FUEL OIL	00	2
PURCH STEAM	37	9
PURCH CH WTR	71	2
COAL		
WATER SEWER	06	30
RDS GNDS SEC TOT	25	32
RDS GNDS TOTAL	03	29
RDS GNDS PAYRL	04	2
RDS GNDS CONTR	03	25
RDS GNDS OTHER	01	15
SECURITY TOTAL	20	31
SEC PAYROLL	22	8
SEC CONTRACTS	15	30
SEC OTHER	01	16

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	58	31
PAYROLL	19	29
MGMT FEES	30	24
LEGAL FEES	03	16
AUDIT FEES	03	21
GEN OFC EXP	04	28
OTHER ADM EXP	04	23
FIXED EXP TOTAL	1.60	32
REAL ESTATE TAX	1.31	29
BUILDING INS	18	29
PERS PROP TAX	00	5
OTHER TAXES	04	6
LEASING EXPENSES	32	29
ADV PROMOTION	03	16
COMM FEES	11	24
TENANT ALTS	14	19
BUY OUTS	15	4
TOTAL PAYROLL	75	31
CLEANING	76	10
REPAIR MAINT	46	29
RDS GROUNDS	04	2
SECURITY	22	8
ADMINISTRATIVE	19	29
TOTAL CONTRACTS	1.33	31
CLEANING	87	31
REPAIR MAINT	37	21
RDS GROUNDS	03	25
SECURITY	15	30
ADMINISTRATIVE	31	23

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
10-19 YEARS 40 - 49 STORIES

TOTAL BUILDING RENTABLE AREA: 17 BLDS 16,274,299 SQ.FT.
TOTAL OFFICE RENTABLE AREA: 15,570,097 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					14	13.33	14.31	8.71	20.24
RETAIL AREA		18.41	11.96	17.22	11				
OTHER AREA		22.25	9.33		7				
TOTAL RENT	13.01	14.37	8.67	18.86	16				
MISCELLANEOUS	1.53	.53	.10	1.25	15				
TOTAL INCOME	14.44	15.03	10.36	22.67	16				
EXPENSE									
CLEANING	1.14	1.02	.64	1.86	17	1.18	1.04	.66	2.04
REPAIR-MAINT	1.23	1.01	.72	1.57	17	1.28	1.01	.74	1.60
UTILITIES	2.18	2.13	1.24	2.86	17	2.28	2.21	1.33	2.90
RDS-GNDS-SEC	.32	.30	.10	.37	16	.32	.30	.10	.37
ADMINISTRATIVE	.56	.59	.44	.72	17	.56	.59	.44	.72
TOTAL OPER EXP	5.39	5.24	3.68	6.58	17	5.61	5.24	3.85	6.95
FIXED EXPENSES	2.68	1.80	1.57	4.03	16	2.68	1.80	1.57	4.03
TOTAL OPER+FIXED	7.99	7.47	5.59	8.90	17	8.25	7.47	5.83	9.18
LEASING EXP	.54	.26	.12	.86	16				
TOTAL PAYROLL	.82	.73	.44	1.00	14				
TOTAL CONTRACT	1.63	1.85	.89	2.29	15				

		# BLDS			# BLDS
AVG SQFT OFC TEN	22032	14	AVG OFFICE OCCUPANCY	93.4	17
AVG SQFT RET TEN	3082	11	AVG RETAIL OCCUPANCY	89.9	14
AVG SQFT OFC WORK	239	11	AVG RATE YR-END RENT	23.10	13
			RENTABLE GROSS SQFT	.89	17

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.81	14
PAYROLL	1.07	2
CONTRACT	.84	12
SUP MAT MISC	.05	11
TRASH REMOVAL	.05	12
REPR MAINT TOTAL	.89	14
PAYROLL	.37	10
ELEVATOR	.25	13
HVAC	.10	13
ELECTRICAL	.05	12
STRUCT ROOF	.04	8
PLUMBING	.02	12
FIRE LIFE SFTY	.02	7
OTHER MAINT SUP	.17	13
UTILITIES TOTAL	2.24	14
ELECTRIC	1.55	13
GAS	.03	10
FUEL OIL		
PURCH STEAM	.67	7
PURCH CH WTR	1.11	2
COAL		
WATER SEWER	.05	13
RDS GNDS SEC TOT	.30	13
RDS GNDS TOTAL	.03	11
RDS GNDS PAYRL		
RDS GNDS CONTR	.03	10
RDS GNDS OTHER	.00	5
SECURITY TOTAL	.25	12
SEC PAYROLL	.02	1
SEC CONTRACTS	.25	11
SEC OTHER	.01	8

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.61	14
PAYROLL	.25	12
MGMT FEES	.25	9
LEGAL FEES	.01	12
AUDIT FEES	.01	9
GEN OFC EXP	.03	12
OTHER ADM EXP	.03	11
FIXED EXP TOTAL	1.77	13
REAL ESTATE TAX	1.81	11
BUILDING INS	.19	12
PERS PROP TAX	.01	2
OTHER TAXES	.31	3
LEASING EXPENSES	.31	13
ADV PROMOTION	.02	6
COMM FEES	.19	10
TENANT ALTS	.10	12
BUY-OUTS		
TOTAL PAYROLL	.73	13
CLEANING	1.07	2
REPAIR MAINT	.37	10
RDS GROUNDS		
SECURITY	.02	1
ADMINISTRATIVE	.25	12
TOTAL CONTRACTS	1.85	13
CLEANING	.84	12
REPAIR MAINT	.34	12
RDS GROUNDS	.03	10
SECURITY	.25	11
ADMINISTRATIVE	.15	11

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
10-19 YEARS 50 OR MORE STORIES

TOTAL BUILDING RENTABLE AREA: 10 BLDS 18,918,368 SQ.FT.
TOTAL OFFICE RENTABLE AREA: 17,099,434 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					9	14.87	19.20	10.36	20.18
RETAIL AREA	17.31	15.45	7.26	20.78	6				
OTHER AREA	10.75	11.56	6.80	42.73	6				
TOTAL RENT	14.62	17.79	10.87	18.86	9				
MISCELLANEOUS	.65	.36	.18	.90	6				
TOTAL INCOME	15.07	18.16	11.59	19.19	9				
EXPENSE									
CLEANING	1.40	1.32	.72	1.88	10	1.55	1.47	.82	2.17
REPAIR MAINT	1.43	1.47	.96	1.87	10	1.58	1.61	1.05	2.14
UTILITIES	1.92	2.01	1.27	2.53	10	2.11	2.22	1.35	2.98
RDS GNDS SEC	.47	.35	.15	.71	10	.47	.35	.15	.71
ADMINISTRATIVE	.78	.67	.48	.98	10	.78	.67	.48	.98
TOTAL OPER EXP	6.01	6.23	4.28	7.40	10	6.63	6.99	4.66	8.14
FIXED EXPENSES	4.32	4.09	2.39	5.80	10	4.32	4.09	2.39	5.80
TOTAL OPER+FIXED	10.33	10.49	7.41	11.93	10	10.95	11.68	7.55	13.12
LEASING EXP	.36	.32	.10	.51	8				
TOTAL PAYROLL	1.00	.74	.43	1.59	10				
TOTAL CONTRACT	2.07	1.66	.84	2.69	10				

		# BLDS			# BLDS
AVG SQFT OFC TEN	28246	8	AVG OFFICE OCCUPANCY	92.2	9
AVG SQFT RST TEN	7373	8	AVG RETAIL OCCUPANCY	97.2	8
AVG SQFT OFC WORK	391	6	AVG RATE YR-END RENT	22.74	8
			RENTABLE GROSS SQFT	.89	10

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.41	9
PAYROLL	.05	3
CONTRACT	1.15	9
SUP MAT MISC	.08	7
TRASH REMOVAL	.03	9
REPR MAINT TOTAL	1.52	9
PAYROLL	.41	7
ELEVATOR	.27	9
HVAC	.23	8
ELECTRICAL	.05	9
STRUCT ROOF	.11	7
PLUMBING	.02	8
FIRE LIFE SFTY	.04	5
OTHER MAINT SUP	.26	9
UTILITIES TOTAL	2.22	9
ELECTRIC	1.89	9
GAS	.11	4
FUEL OIL		
PURCH STEAM	.46	2
PURCH CH WTR	.53	1
COAL		
WATER SEWER	.05	9
RDS GNDS SEC TOT	.38	9
RDS GNDS TOTAL	.05	6
RDS GNDS PAYRL		
RDS GNDS CONTR	.03	6
RDS GNDS OTHER	.08	2
SECURITY TOTAL	.29	9
SEC PAYROLL	.53	5
SEC CONTRACTS	.13	6
SEC OTHER	.03	7

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.68	9
PAYROLL	.17	8
MGMT FEES	.34	7
LEGAL FEES	.02	5
AUDIT FEES	.01	5
GEN OFC EXP	.06	6
OTHER ADM EXP	.16	9
FIXED EXP TOTAL	4.25	9
REAL ESTATE TAX	3.84	9
BUILDING INS	.20	9
PERS PROP TAX		
OTHER TAXES	.06	3
LEASING EXPENSES	.32	7
ADV PROMOTION	.02	3
COMM FEES	.03	7
TENANT ALTS	.33	6
BUY-OUTS	.05	2
TOTAL PAYROLL	.90	9
CLEANING	.05	3
REPAIR MAINT	.41	7
RDS GROUNDS		
SECURITY	.53	5
ADMINISTRATIVE	.17	8
TOTAL CONTRACTS	1.89	9
CLEANING	1.15	9
REPAIR MAINT	.34	8
RDS GROUNDS	.03	6
SECURITY	.13	6
ADMINISTRATIVE	.13	8

All line items are computed as stand alone figures. Columns will not add to match totals.

Age/Height Analysis

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
20-29 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	33 BLDS 1,590,545 SQ.FT					1,561,044 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					31	12 17	8 99	6 57	13 48
RETAIL AREA	13 93	13 81			3				
OTHER AREA	14 15	10 71			2				
TOTAL RENT	12 21	9 43	6 57	13 48	31				
MISCELLANEOUS	29	16	01	47	14				
TOTAL INCOME	12 37	9 58	8 57	14 20	31				
EXPENSE									
CLEANING	90	69	50	1 07	33	92	69	50	1 07
REPAIR MAINT	1 23	1 04	67	1 42	33	1 25	1 04	67	1 42
UTILITIES	1 92	1 79	1 56	2 18	33	1 95	1 79	1 57	2 19
RDS GNDS SEC	53	36	17	55	31	53	36	17	55
ADMINISTRATIVE	68	52	30	96	33	68	52	30	96
TOTAL OPER EXP	5 24	4 51	3 41	5 82	33	5 34	4 73	3 41	5 82
FIXED EXPENSES	1 27	1 14	78	1 45	33	1 27	1 14	78	1 45
TOTAL OPER+FIXED	6 51	5 77	4 43	7 21	33	6 60	6 04	4 43	7 21
LEASING EXP	92	14	05	51	20				
TOTAL PAYROLL	1 22	59	44	87	24				
TOTAL CONTRACT	1 13	1 38	1 05	1 86	32				

AVG SQFT OFC TEN	2777	31	AVG OFFICE OCCUPANCY	89 0	33
AVG SQFT RET TEN	4036	2	AVG RETAIL OCCUPANCY	00 0	2
AVG SQFT OFC WORK	218	28	AVG RATE YR END RENT	11 70	26
			RENTABLE GROSS SQFT	93	33

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	73	27	ADMIN TOTAL	42	27
PAYROLL	24	8	PAYROLL	23	11
CONTRACT	58	25	MGMT FEES	42	21
SUP MAT MISC	07	22	LEGAL FEES	01	6
TRASH REMOVAL	05	23	AUDIT FEES	05	9
			GEN OFC EXP	03	11
			OTHER ADM EXP	04	18
REPR MAINT TOTAL	89	27			
PAYROLL	45	19	FIXED EXP TOTAL	1 09	27
ELEVATOR	08	18	REAL ESTATE TAX	88	27
HVAC	16	25	BUILDING INS	15	27
ELECTRICAL	05	23	PERS PROP TAX	03	1
STRUCT ROOF	07	13	OTHER TAXES	02	5
PLUMBING	02	22			
FIRE LIFE SFTY	01	11	LEASING EXPENSES	12	16
OTHER MAINT SUP	23	24	ADV PROMOTION	03	9
			COMM FEES	03	6
UTILITIES TOTAL	1 83	27	TENANT ALTS	26	8
ELECTRIC	1 52	27			
GAS	21	25	BUY OUTS		
FUEL OIL	22	1			
PURCH STEAM	01	1	TOTAL PAYROLL	60	19
PURCH CH WTR			CLEANING	24	8
COAL			REPAIR MAINT	45	18
WATER SEWER	07	25	RDS GROUNDS	15	7
			SECURITY	14	5
RDS GNDS SEC TOT	36	25	ADMINISTRATIVE	23	11
RDS GNDS TOTAL	15	25			
RDS GNDS PAYRL	15	7	TOTAL CONTRACTS	1 41	27
RDS GNDS CONTR	10	21	CLEANING	58	25
RDS GNDS OTHER	05	14	REPAIR MAINT	38	21
SECURITY TOTAL	27	18	RDS GROUNDS	10	21
SEC PAYROLL	14	5	SECURITY	29	12
SEC CONTRACTS	29	12	ADMINISTRATIVE	38	17
SEC OTHER	03	8			

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U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
20-29 YEARS 5 - 9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	43 BLDS 5,139,729 SQ FT					4,839,044 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					38	11 58	10 47	6 97	15 19
RETAIL AREA	17 24	15 88	10 48	22 03	13				
OTHER AREA	20 24	9 33	2 55	56 63	8				
TOTAL RENT	11 71	10 62	7 95	14 74	39				
MISCELLANEOUS	68	20	02	41	23				
TOTAL INCOME	12 11	10 79	7 95	15 92	39				
EXPENSE									
CLEANING	98	67	50	1 14	43	1 04	83	55	1 17
REPAIR MAINT	1 27	1 23	76	1 56	43	1 35	1 36	84	1 57
UTILITIES	1 53	1 66	1 26	2 10	43	1 62	1 75	1 41	2 11
RDS GNDS SEC	54	32	19	63	41	54	32	19	63
ADMINISTRATIVE	65	56	41	86	42	65	56	41	86
TOTAL OPER EXP	4 93	4 67	3 88	5 97	43	5 23	4 82	3 96	6 09
FIXED EXPENSES	1 83	1 26	98	2 27	41	1 83	1 26	98	2 27
TOTAL OPER+FIXED	6 72	6 41	4 72	7 66	43	7 08	6 48	4 87	7 82
LEASING EXP	49	23	09	91	22				
TOTAL PAYROLL	1 23	76	44	1 11	39				
TOTAL CONTRACT	1 50	1 22	83	2 03	42				

AVG SQFT OFC TEN	5801	41	AVG OFFICE OCCUPANCY	92 7	43
AVG SQFT RET TEN	3310	11	AVG RETAIL OCCUPANCY	93 5	12
AVG SQFT OFC WORK	238	35	AVG RATE YR END RENT	14 41	38
			RENTABLE GROSS SQFT	91	43

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	74	37	ADMIN TOTAL	50	38
PAYROLL	43	12	PAYROLL	28	21
CONTRACT	58	34	MGMT FEES	29	30
SUP MAT MISC	05	29	LEGAL FEES	05	12
TRASH REMOVAL	05	32	AUDIT FEES	03	13
			GEN OFC EXP	05	23
			OTHER ADM EXP	04	24
REPR MAINT TOTAL	1 23	37			
PAYROLL	51	29	FIXED EXP TOTAL	1 37	35
ELEVATOR	15	35	REAL ESTATE TAX	1 09	35
HVAC	15	34	BUILDING INS	15	29
ELECTRICAL	08	33	PERS PROP TAX	00	3
STRUCT ROOF	21	14	OTHER TAXES	02	10
PLUMBING	02	29			
FIRE LIFE SFTY	02	16	LEASING EXPENSES	22	17
OTHER MAINT SUP	25	37	ADV PROMOTION	04	10
			COMM FEES	05	14
UTILITIES TOTAL	1 66	37	TENANT ALTS	17	13
ELECTRIC	1 31	35			
GAS	22	25	BUY OUTS		
FUEL OIL	07	3			
PURCH STEAM	48	4	TOTAL PAYROLL	73	34
PURCH CH WTR			CLEANING	43	12
COAL			REPAIR MAINT	51	29
WATER SEWER	06	37	RDS GROUNDS	03	10
			SECURITY	28	6
RDS GNDS SEC TOT	32	35	ADMINISTRATIVE	26	21
RDS GNDS TOTAL	18	29			
RDS GNDS PAYRL	03	10	TOTAL CONTRACTS	1 50	37
RDS GNDS CONTR	05	24	CLEANING	58	34
RDS GNDS OTHER	02	23	REPAIR MAINT	38	30
SECURITY TOTAL	22	32	RDS GROUNDS	05	24
SEC PAYROLL	28	6	SECURITY	18	28
SEC CONTRACTS	18	28	ADMINISTRATIVE	38	28
SEC OTHER	02	12			

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U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
20-29 YEARS 10 - 19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	59 BLDS 13,294,456 SQ.FT.					12,463,289 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					49	12.19	12.85	8.56	17.94
RETAIL AREA	19.32	12.94	8.24	20.63	29				
OTHER AREA	9.81	9.25	3.34	11.06	12				
TOTAL RENT	12.31	13.25	9.00	17.63	51				
MISCELLANEOUS	.49	.09	.01	.41	37				
TOTAL INCOME	12.61	14.08	9.41	17.84	51				
EXPENSE									
CLEANING	1.44	.85	.64	1.23	59	1.53	.92	.72	1.40
REPAIR-MAINT	1.43	1.27	1.01	1.96	59	1.52	1.36	1.04	2.09
UTILITIES	2.25	2.04	1.56	2.61	59	2.38	2.15	1.63	2.76
RDS GNDS SEC	.32	.22	.09	.39	57	.32	.22	.09	.39
ADMINISTRATIVE	.66	.77	.46	1.09	58	.66	.77	.46	1.09
TOTAL OPER EXP	6.09	5.51	4.19	6.73	59	6.46	5.90	4.44	7.23
FIXED EXPENSES	2.07	1.73	1.00	3.06	55	2.07	1.73	1.00	3.06
TOTAL OPER+FIXED	7.73	7.45	5.67	8.88	59	8.36	8.17	6.05	9.28
LEASING EXP	.69	.21	.05	.84	45				
TOTAL PAYROLL	1.27	.79	.62	1.76	54				
TOTAL CONTRACT	2.50	1.72	.96	2.45	58				

AVG SQFT OFC TEN	6641	54	AVG OFFICE OCCUPANCY	94.4	59
AVG SQFT RET TEN	3843	36	AVG RETAIL OCCUPANCY	98.0	38
AVG SQFT OFC WORK	337	51	AVG RATE YR-END RENT	17.16	49
			RENTABLE GROSS SQFT	.93	59

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.86	54	ADMIN TOTAL	.78	53
PAYROLL	.85	19	PAYROLL	.23	39
CONTRACT	.84	49	MGMT FEES	.59	40
SUP MAT MISC	.06	47	LEGAL FEES	.04	32
TRASH REMOVAL	.04	51	AUDIT FEES	.04	25
			GEN OFC EXP	.02	45
REPR MAINT TOTAL	1.27	54	OTHER ADM EXP	.03	42
PAYROLL	.51	44			
ELEVATOR	.16	54	FIXED EXP TOTAL	1.73	53
HVAC	.13	49	REAL ESTATE TAX	1.22	53
ELECTRICAL	.06	49	BUILDING INS	.22	51
STRUCT ROOF	.17	30	PERS PROP TAX	.00	18
PLUMBING	.02	45	OTHER TAXES	.22	26
FIRE LIFE SFTY	.02	25			
OTHER MAINT SUP	.21	53	LEASING EXPENSES		
			ADV PROMOTION	.19	42
			COMM FEES	.02	29
UTILITIES TOTAL	2.04	54	TENANT ALTS	.06	34
ELECTRIC	1.67	53		.28	30
GAS	.14	37	BUY-OUTS	.25	3
FUEL OIL	.02	9			
PURCH STEAM	.63	11	TOTAL PAYROLL	.79	51
PURCH CH WTR	1.36	1	CLEANING	.85	19
COAL	.07	1	REPAIR MAINT	.51	44
WATER SEWER	.08	50	RDS GROUNDS	.06	8
			SECURITY	.26	16
RDS GNDS SEC TOT	.23	52	ADMINISTRATIVE	.23	39
RDS GNDS TOTAL	.04	39			
RDS GNDS PAYRL	.06	8	TOTAL CONTRACTS	1.56	54
RDS GNDS CONTR	.03	32	CLEANING	.84	49
RDS GNDS OTHER	.01	23	REPAIR MAINT	.45	40
SECURITY TOTAL	.20	50	RDS GROUNDS	.03	32
SEC PAYROLL	.26	16	SECURITY	.13	42
SEC CONTRACTS	.13	42	ADMINISTRATIVE	.68	37
SEC OTHER	.02	10			

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U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
20-29 YEARS 20 - 29 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	27 BLDS 8,408,588 SQ.FT.					7,949,284 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					26	12.70	12.17	8.88	13.77
RETAIL AREA	19.24	15.85	6.93	30.63	11				
OTHER AREA	4.97	5.06	1.52	9.46	9				
TOTAL RENT	13.11	12.08	9.25	13.69	26				
MISCELLANEOUS	.58	.29	.10	1.04	18				
TOTAL INCOME	13.53	12.78	9.48	13.97	26				
EXPENSE									
CLEANING	1.04	.89	.65	1.29	27	1.09	1.00	.71	1.36
REPAIR-MAINT	1.33	1.24	.95	1.62	27	1.40	1.38	1.12	1.67
UTILITIES	1.75	1.57	1.29	2.31	27	1.83	1.66	1.29	2.38
RDS GNDS SEC	.44	.34	.14	.48	25	.44	.34	.14	.48
ADMINISTRATIVE	.78	.77	.40	1.07	27	.78	.77	.40	1.07
TOTAL OPER EXP	5.29	5.14	4.13	6.02	27	5.57	5.50	5.02	6.62
FIXED EXPENSES	2.02	1.43	1.03	1.80	27	2.02	1.43	1.03	1.80
TOTAL OPER+FIXED	7.32	6.74	5.16	8.33	27	7.60	6.97	5.76	8.83
LEASING EXP	.67	.32	.13	.98	19				
TOTAL PAYROLL	1.21	1.06	.71	1.43	27				
TOTAL CONTRACT	1.42	1.16	.66	1.72	27				

AVG SQFT OFC TEN	6508	24	AVG OFFICE OCCUPANCY	90.9	27
AVG SQFT RET TEN	1937	14	AVG RETAIL OCCUPANCY	95.5	15
AVG SQFT OFC WORK	264	18	AVG RATE YR-END RENT	17.37	22
			RENTABLE GROSS SQFT	.92	27

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.90	25	ADMIN TOTAL	.77	25
PAYROLL	.44	8	PAYROLL	.41	23
CONTRACT	.88	24	MGMT FEES	.27	19
SUP MAT MISC	.06	20	LEGAL FEES	.03	18
TRASH REMOVAL	.03	19	AUDIT FEES	.03	12
			GEN OFC EXP	.04	21
REPR MAINT TOTAL	1.37	25	OTHER ADM EXP	.03	17
PAYROLL	.62	18			
ELEVATOR	.25	25	FIXED EXP TOTAL	1.46	25
HVAC	.15	25	REAL ESTATE TAX	1.27	23
ELECTRICAL	.07	22	BUILDING INS	.17	25
STRUCT ROOF	.14	7	PERS PROP TAX	.03	6
PLUMBING	.02	17	OTHER TAXES	.05	13
FIRE LIFE SFTY	.02	16			
OTHER MAINT SUP	.22	24	LEASING EXPENSES		
			ADV PROMOTION	.32	17
			COMM FEES	.08	12
UTILITIES TOTAL	1.57	25	TENANT ALTS	.23	11
ELECTRIC	1.09	25		.67	10
GAS	.10	13	BUY-OUTS	.15	2
FUEL OIL	.02	3			
PURCH STEAM	.45	13	TOTAL PAYROLL	1.17	25
PURCH CH WTR	.83	1	CLEANING	.44	8
COAL			REPAIR MAINT	.62	18
WATER SEWER	.07	22	RDS GROUNDS	.18	4
			SECURITY	.24	11
RDS GNDS SEC TOT	.34	23	ADMINISTRATIVE	.41	23
RDS GNDS TOTAL	.08	15			
RDS GNDS PAYRL	.18	4	TOTAL CONTRACTS	1.18	25
RDS GNDS CONTR	.05	8	CLEANING	.68	24
RDS GNDS OTHER	.02	8	REPAIR MAINT	.31	18
SECURITY TOTAL	.29	22	RDS GROUNDS	.05	8
SEC PAYROLL	.24	11	SECURITY	.20	14
SEC CONTRACTS	.20	14	ADMINISTRATIVE	.26	18
SEC OTHER	.03	11			

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Age/Height Analysis

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
20-29 YEARS 30 - 39 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS 5,079,880 SQ.FT.					4,828,317 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					9	15.88	12.37	8.23	19.02
RETAIL AREA	8.74	10.00	5.18	21.13	5				
OTHER AREA	25.29	5.10	3.98	87.23	4				
TOTAL RENT	15.95	11.67	8.28	20.22	9				
MISCELLANEOUS	2.48	.14	.04	2.08	8				
TOTAL INCOME	18.00	13.45	8.34	20.83	9				
EXPENSE									
CLEANING	1.34	1.18	.53	1.96	9	1.41	1.22	.54	2.21
REPAIR-MAINT	1.34	1.33	.85	1.69	9	1.41	1.38	.88	1.78
UTILITIES	1.98	1.58	1.24	2.01	9	2.06	1.64	1.28	2.19
RDS GNDS SEC	.33	.21	.18	.60	9	.33	.21	.18	.60
ADMINISTRATIVE	.68	.71	.43	1.08	9	.68	.71	.43	1.08
TOTAL OPER EXP	5.64	4.70	3.48	6.40	9	5.94	5.36	3.57	6.79
FIXED EXPENSES	4.45	1.51	1.37	6.04	9	4.45	1.51	1.37	6.04
TOTAL OPER+FIXED	10.10	7.83	4.93	11.38	9	10.39	8.15	5.01	12.04
LEASING EXP	.84	.77	.63	.92	8				
TOTAL PAYROLL	1.13	1.06	.91	1.34	9				
TOTAL CONTRACT	2.14	2.37	.73	2.71	9				

AVG SQFT OFC TEN	8541	9	AVG OFFICE OCCUPANCY	88.3	9
AVG SQFT RET TEN	2675	6	AVG RETAIL OCCUPANCY	99.1	6
AVG SQFT OFC WORK	215	7	AVG RATE YR-END RENT	23.64	9
			RENTABLE GROSS SQFT	99	9

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.96	8	ADMIN TOTAL	.78	8
PAYROLL	.41	5	PAYROLL	.23	8
CONTRACT	1.65	5	MGMT FEES	.27	8
SUP MAT MISC	.08	7	LEGAL FEES	.02	5
TRASH REMOVAL	.05	6	AUDIT FEES	.03	5
			GEN OFC EXP	.03	8
REPR MAINT TOTAL	1.47	8	OTHER ADM EXP	.03	8
PAYROLL	.51	7			
ELEVATOR	.29	8	FIXED EXP TOTAL	1.47	8
HVAC	.11	7	REAL ESTATE TAX	1.29	8
ELECTRICAL	.04	8	BUILDING INS	.37	8
STRUCT ROOF	.02	3	PERS PROP TAX	.00	2
PLUMBING	.02	7	OTHER TAXES	.04	3
FIRE LIFE SFTY	.01	4			
OTHER MAINT SUP	.12	8	LEASING EXPENSES	.83	7
			ADV PROMOTION	.02	3
UTILITIES TOTAL	1.50	8	COMM FEES	.51	6
ELECTRIC	1.18	8	TENANT ALTS	.32	6
GAS	.05	5	BUY-OUTS		
FUEL OIL	.01	1			
PURCH STEAM	.48	4	TOTAL PAYROLL	1.13	8
PURCH CH WTR			CLEANING	.41	5
COAL			REPAIR MAINT	.51	7
WATER SEWER	.08	8	RDS GROUNDS		
			SECURITY	.21	8
RDS GNDS SEC TOT	.22	8	ADMINISTRATIVE	.23	8
RDS GNDS TOTAL	.05	5			
RDS GNDS PAYRL			TOTAL CONTRACTS	2.24	8
RDS GNDS CONTR	.02	5	CLEANING	1.65	5
RDS GNDS OTHER	.05	2	REPAIR MAINT	.45	7
SECURITY TOTAL	.21	8	RDS GROUNDS	.02	5
SEC PAYROLL	.21	8	SECURITY	.25	4
SEC CONTRACTS	.25	4	ADMINISTRATIVE	.37	8
SEC OTHER	.01	2			

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U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
20-29 YEARS 40 - 49 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 3,483,818 SQ.FT.					3,188,428 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	23.37	23.14	19.35	24.58
RETAIL AREA	27.28	27.28			1				
OTHER AREA	4.54	4.54			1				
TOTAL RENT	22.84	23.12	18.88	25.27	4				
MISCELLANEOUS	2.14	1.27	.14	3.86	4				
TOTAL INCOME	24.78	24.30	19.10	29.06	4				
EXPENSE									
CLEANING	1.55	1.45	1.15	1.71	4	1.68	1.58	1.21	1.87
REPAIR-MAINT	1.47	1.48	1.21	1.94	4	1.60	1.61	1.34	2.02
UTILITIES	1.92	1.92	1.78	2.10	4	2.08	2.12	1.95	2.20
RDS GNDS SEC	.41	.35	.22	.49	4	.41	.35	.22	.49
ADMINISTRATIVE	.72	.84	.52	1.05	4	.72	.84	.52	1.05
TOTAL OPER EXP	6.06	6.00	5.86	6.32	4	6.59	6.61	6.33	6.70
FIXED EXPENSES	4.78	3.98	3.72	4.92	4	4.78	3.98	3.72	4.92
TOTAL OPER+FIXED	10.84	10.13	9.74	11.08	4	11.36	10.38	10.18	11.49
LEASING EXP	2.20	2.15			2				
TOTAL PAYROLL	1.17	1.04	.78	2.04	4				
TOTAL CONTRACT	1.82	1.81	1.07	2.04	4				

AVG SQFT OFC TEN	16218	4	AVG OFFICE OCCUPANCY	94.6	4
AVG SQFT RET TEN	7889	3	AVG RETAIL OCCUPANCY	100.0	4
AVG SQFT OFC WORK	238	4	AVG RATE YR-END RENT	24.00	2
			RENTABLE GROSS SQFT	98	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.45	4	ADMIN TOTAL	.84	4
PAYROLL	1.24	2	PAYROLL	.27	2
CONTRACT	1.25	3	MGMT FEES	.35	4
SUP MAT MISC	.02	3	LEGAL FEES	.18	3
TRASH REMOVAL	.04	4	AUDIT FEES	.10	1
			GEN OFC EXP	.08	4
REPR MAINT TOTAL	1.48	4	OTHER ADM EXP	.01	3
PAYROLL	.47	3			
ELEVATOR	.30	4	FIXED EXP TOTAL	3.98	4
HVAC	.15	3	REAL ESTATE TAX	3.50	4
ELECTRICAL	.08	4	BUILDING INS	.49	4
STRUCT ROOF			PERS PROP TAX	.00	1
PLUMBING	.01	3	OTHER TAXES	.05	2
FIRE LIFE SFTY	.21	2			
OTHER MAINT SUP	.36	4	LEASING EXPENSES	2.15	2
			ADV PROMOTION	.08	2
UTILITIES TOTAL	1.92	4	COMM FEES	1.02	1
ELECTRIC	1.48	4	TENANT ALTS	3.10	1
GAS	.24	1	BUY-OUTS	.01	1
FUEL OIL					
PURCH STEAM	.24	3	TOTAL PAYROLL	1.04	4
PURCH CH WTR	.58	1	CLEANING	1.24	2
COAL			REPAIR MAINT	.47	3
WATER SEWER	.08	4	RDS GROUNDS		
			SECURITY	.33	2
RDS GNDS SEC TOT	.35	4	ADMINISTRATIVE	.27	2
RDS GNDS TOTAL	.02	3			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.61	4
RDS GNDS CONTR	.01	2	CLEANING	1.25	3
RDS GNDS OTHER	.01	3	REPAIR MAINT	.57	2
SECURITY TOTAL	.31	4	RDS GROUNDS	.01	2
SEC PAYROLL	.33	2	SECURITY	.12	2
SEC CONTRACTS	.12	2	ADMINISTRATIVE	.87	3
SEC OTHER	.00	3			

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U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
30-39 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	431,965 SQ.FT.				413,430 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					9	6.28	7.10	4.59	8.80
RETAIL AREA	3.18	5.08			2				
OTHER AREA	9.40	9.32			2				
TOTAL RENT	6.62	7.32	4.80	9.16	9				
MISCELLANEOUS	.20	.21	.04	.84	5				
TOTAL INCOME	6.78	7.71	4.80	9.45	9				
EXPENSE									
CLEANING	.76	.77	.62	1.08	12	.79	.82	.74	1.08
REPAIR-MAINT	1.03	.84	.61	.95	12	1.07	.84	.65	.95
UTILITIES	1.70	1.73	1.37	2.19	12	1.78	1.80	1.47	2.19
RDS GNDS SEC	.15	.09	.02	.25	12	.15	.09	.02	.25
ADMINISTRATIVE	.33	.41	.23	.55	11	.33	.41	.23	.55
TOTAL OPER EXP	3.95	3.97	3.12	4.88	12	4.13	3.97	3.38	5.43
FIXED EXPENSES	.69	.73	.59	.78	12	.69	.73	.59	.78
TOTAL OPER+FIXED	4.64	4.83	3.71	5.79	12	4.82	4.83	3.93	6.14
LEASING EXP	.19	.25	.04	.43	9				
TOTAL PAYROLL	.69	.44	.15	1.40	10				
TOTAL CONTRACT	1.24	1.07	.51	2.00	11				

AVG SQFT OFC TEN	3381	11	AVG OFFICE OCCUPANCY	78.9	12
AVG SQFT RET TEN	1391	2	AVG RETAIL OCCUPANCY	99.2	2
AVG SQFT OFC WORK	208	12	AVG RATE YR END RENT	10.31	9
			RENTABLE GROSS SQFT	.91	12

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.77	12
PAYROLL	.56	4
CONTRACT	.61	10
SUP MAT MISC	.08	8
TRASH REMOVAL	.05	12
REPR MAINT TOTAL	.84	12
PAYROLL	.28	9
ELEVATOR	.10	6
HVAC	.23	9
ELECTRICAL	.08	8
STRUCT ROOF	.58	3
PLUMBING	.02	6
FIRE LIFE SFTY	.01	4
OTHER MAINT SUP	.20	12
UTILITIES TOTAL	1.73	12
ELECTRIC	1.38	12
GAS	.22	12
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.02	1
COAL		
WATER SEWER	.04	10
RDS GNDS SEC TOT	.09	12
RDS GNDS TOTAL	.05	11
RDS GNDS PAYRL	.13	3
RDS GNDS CONTR	.03	8
RDS GNDS OTHER	.04	7
SECURITY TOTAL	.14	5
SEC PAYROLL	.26	3
SEC CONTRACTS	.05	2
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.41	11
PAYROLL	.21	6
MGMT FEES	.27	7
LEGAL FEES	.01	4
AUDIT FEES	.08	2
GEN OFC EXP	.05	6
OTHER ADM EXP	.03	7
FIXED EXP TOTAL	.73	12
REAL ESTATE TAX	.54	12
BUILDING INS	.11	12
PERS PROP TAX	.06	2
OTHER TAXES	.02	2
LEASING EXPENSES	.25	9
ADV PROMOTION	.01	7
COMM FEES	.18	7
TENANT ALTS	.16	4
BUY OUTS		
TOTAL PAYROLL	.44	10
CLEANING	.56	4
REPAIR MAINT	.28	9
RDS GROUNDS	.13	3
SECURITY	.26	3
ADMINISTRATIVE	.21	6
TOTAL CONTRACTS	1.07	11
CLEANING	.61	10
REPAIR MAINT	.48	10
RDS GROUNDS	.03	8
SECURITY	.05	2
ADMINISTRATIVE	.43	6

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U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
30-39 YEARS 5 - 9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	673,940 SQ.FT.				595,454 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	10.75	11.88	8.20	15.42
RETAIL AREA	14.82	13.65			3				
OTHER AREA	2.29	2.29			1				
TOTAL RENT	10.65	12.75	7.89	14.06	6				
MISCELLANEOUS	.33	.36	.10	.70	4				
TOTAL INCOME	10.82	13.01	7.89	14.59	6				
EXPENSE									
CLEANING	.89	.79	.68	1.17	7	1.01	.91	.79	1.17
REPAIR-MAINT	1.35	1.39	.84	1.80	7	1.53	1.80	1.04	2.02
UTILITIES	1.74	1.68	.90	2.00	7	1.97	1.84	1.09	3.26
RDS GNDS SEC	.50	.40	.13	.73	7	.50	.40	.13	.72
ADMINISTRATIVE	.74	.65	.36	1.30	6	.74	.65	.36	1.30
TOTAL OPER EXP	5.10	5.61	3.42	6.39	7	5.77	5.89	4.24	7.42
FIXED EXPENSES	1.99	2.18	.85	3.01	7	1.99	2.18	.85	3.01
TOTAL OPER+FIXED	7.09	7.00	5.97	8.58	7	7.78	7.00	6.46	10.43
LEASING EXP	.56	.36	.01	.89	5				
TOTAL PAYROLL	1.54	.92	.50	2.61	6				
TOTAL CONTRACT	1.49	1.28	.70	2.27	7				

AVG SQFT OFC TEN	2127	7	AVG OFFICE OCCUPANCY	85.4	7
AVG SQFT RET TEN	2600	4	AVG RETAIL OCCUPANCY	91.6	4
AVG SQFT OFC WORK	317	6	AVG RATE YR END RENT	14.28	6
			RENTABLE GROSS SQFT	.86	7

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.79	7
PAYROLL	.86	2
CONTRACT	.58	7
SUP MAT MISC	.06	5
TRASH REMOVAL	.06	7
REPR MAINT TOTAL	1.39	7
PAYROLL	.62	6
ELEVATOR	.21	7
HVAC	.17	7
ELECTRICAL	.07	4
STRUCT ROOF	[illegible]	2
PLUMBING	.02	4
FIRE LIFE SFTY	.01	2
OTHER MAINT SUP	.19	7
UTILITIES TOTAL	1.68	7
ELECTRIC	1.03	7
GAS	.25	2
FUEL OIL		
PURCH STEAM	.86	3
PURCH CH WTR		
COAL		
WATER SEWER	.08	6
RDS GNDS SEC TOT	.40	7
RDS GNDS TOTAL	.08	5
RDS GNDS PAYRL	.07	2
RDS GNDS CONTR	.04	3
RDS GNDS OTHER	.13	2
SECURITY TOTAL	.23	7
SEC PAYROLL	.56	1
SEC CONTRACTS	.18	6
SEC OTHER	.00	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.65	6
PAYROLL	.54	3
MGMT FEES	.31	5
LEGAL FEES	.02	2
AUDIT FEES	.05	2
GEN OFC EXP	.02	5
OTHER ADM EXP	.02	4
FIXED EXP TOTAL	2.18	7
REAL ESTATE TAX	1.94	7
BUILDING INS	.16	7
PERS PROP TAX	.01	2
OTHER TAXES	.08	2
LEASING EXPENSES	.38	5
ADV PROMOTION	.02	3
COMM FEES	.02	3
TENANT ALTS	.51	3
BUY OUTS	.40	1
TOTAL PAYROLL	.92	5
CLEANING	.86	2
REPAIR MAINT	.62	6
RDS GROUNDS	.07	2
SECURITY	.56	1
ADMINISTRATIVE	.54	3
TOTAL CONTRACTS	1.28	7
CLEANING	.58	7
REPAIR MAINT	.38	6
RDS GROUNDS	.04	3
SECURITY	.18	6
ADMINISTRATIVE	.34	4

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U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
30-39 YEARS 10 - 19 STORIES

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS 1,347,361 SQ.FT.					1,187,513 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					8	8.04	9.38	7.84	9.64
RETAIL AREA	7.87	10.05	3.37	15.52	4				
OTHER AREA	12.17	9.18			2				
TOTAL RENT	8.17	9.29	7.67	9.84	8				
MISCELLANEOUS	.78	.23	.07	.74	8				
TOTAL INCOME	8.95	9.32	8.29	10.40	8				
EXPENSE									
CLEANING	1.56	.88	.76	1.19	8	1.77	.93	.79	1.23
REPAIR MAINT	1.27	.96	.80	1.65	8	1.44	1.14	.86	1.77
UTILITIES	1.43	1.52	.90	1.93	8	1.51	1.56	.97	1.93
RDS. GNDS. SEC	.34	.34	.20	.44	7	.34	.34	.20	.44
ADMINISTRATIVE	.70	.64	.56	1.15	8	.70	.64	.56	1.15
TOTAL OPER EXP	5.26	4.87	4.27	5.54	8	5.85	4.99	4.41	5.93
FIXED EXPENSES	1.98	1.31	.87	1.89	8	1.98	1.31	.87	1.89
TOTAL OPER+FIXED	7.24	5.98	5.34	7.43	8	7.83	6.25	5.34	7.81
LEASING EXP	.35	.17	.06	.75	6				
TOTAL PAYROLL	1.82	.87	.72	1.54	8				
TOTAL CONTRACT	1.11	1.02	.82	1.31	8				

AVG SQFT OFC TEN	3758	7	AVG OFFICE OCCUPANCY	91.1	8
AVG SQFT RET TEN	5228	4	AVG RETAIL OCCUPANCY	100.0	4
AVG SQFT OFC WORK	248	8	AVG RATE YR-END RENT	12.23	7
			RENTABLE GROSS SQFT	.87	8

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.88	8	ADMIN TOTAL	.64	8
PAYROLL	.54	4	PAYROLL	.37	8
CONTRACT	.62	8	MGMT FEES	.48	5
SUP MAT MISC	.08	8	LEGAL FEES	.05	3
TRASH REMOVAL	.04	6	AUDIT FEES	.05	4
REPR MAINT TOTAL	.96	8	GEN OFC EXP	.07	8
PAYROLL	.51	8	OTHER ADM EXP	.08	7
ELEVATOR	.17	8	FIXED EXP TOTAL	1.31	8
HVAC	.12	8	REAL ESTATE TAX	1.10	8
ELECTRICAL	.03	7	BUILDING INS	.17	8
STRUCT ROOF	.02	5	PERS PROP TAX	.00	3
PLUMBING	.01	7	OTHER TAXES	.02	3
FIRE LIFE SFTY	.00	4	LEASING EXPENSES	.17	6
OTHER MAINT SUP	.11	8	ADV PROMOTION	.01	4
UTILITIES TOTAL	1.52	8	COMM FEES	.10	6
ELECTRIC	1.17	8	TENANT ALTS	.08	5
GAS	.24	5	BUY-OUTS		
FUEL OIL			TOTAL PAYROLL	.87	8
PURCH STEAM	.52	2	CLEANING	.54	4
PURCH CH WTR			REPAIR MAINT	.51	8
COAL			RDS GROUNDS	.09	1
WATER SEWER	.07	8	SECURITY	.10	2
RDS GNDS SEC TOT	.34	7	ADMINISTRATIVE	.37	8
RDS GNDS TOTAL	.12	1	TOTAL CONTRACTS	1.02	8
RDS GNDS PAYRL	.09	1	CLEANING	.62	8
RDS GNDS CONTR	.03	1	REPAIR MAINT	.21	6
RDS GNDS OTHER	.00	1	RDS GROUNDS	.03	1
SECURITY TOTAL	.34	7	SECURITY	.34	7
SEC PAYROLL	.10	2	ADMINISTRATIVE	.57	3
SEC CONTRACTS	.34	7			
SEC OTHER	.02	1			

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U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
30-39 YEARS 20 - 29 STORIES

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS 3,758,770 SQ.FT.					3,585,681 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					10	11.07	11.37	8.40	13.71
RETAIL AREA	10.28	8.68	5.59	12.82	9				
OTHER AREA	15.91	9.62	7.13	42.10	5				
TOTAL RENT	11.47	11.64	8.34	13.21	10				
MISCELLANEOUS	.49	.10	.02	1.05	7				
TOTAL INCOME	11.78	12.53	8.34	13.83	10				
EXPENSE									
CLEANING	.87	.88	.55	1.32	10	.91	.93	.58	1.42
REPAIR MAINT	1.20	1.21	.91	1.26	10	1.25	1.26	.93	1.38
UTILITIES	1.89	1.83	1.40	2.05	10	1.77	1.93	1.45	2.17
RDS. GNDS. SEC	.50	.34	.21	.86	9	.50	.34	.21	.88
ADMINISTRATIVE	.75	.74	.48	.91	10	.75	.74	.46	.91
TOTAL OPER EXP	4.96	4.99	4.12	5.86	10	5.19	5.10	4.38	6.24
FIXED EXPENSES	1.52	1.46	1.08	2.01	10	1.52	1.48	1.08	2.01
TOTAL OPER+FIXED	6.48	6.50	5.35	8.18	10	6.71	6.61	5.59	8.51
LEASING EXP	.66	.15	.07	.44	9				
TOTAL PAYROLL	1.16	.72	.41	1.79	9				
TOTAL CONTRACT	1.43	1.16	.97	1.84	9				

AVG SQFT OFC TEN	9582	10	AVG OFFICE OCCUPANCY	83.4	10
AVG SQFT RET TEN	2621	9	AVG RETAIL OCCUPANCY	93.1	9
AVG SQFT OFC WORK	278	10	AVG RATE YR-END RENT	15.47	9
			RENTABLE GROSS SQFT	.93	10

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.88	10	ADMIN TOTAL	.74	10
PAYROLL	.15	3	PAYROLL	.40	9
CONTRACT	.71	9	MGMT FEES	.28	9
SUP MAT MISC	.02	9	LEGAL FEES	.03	6
TRASH REMOVAL	.02	9	AUDIT FEES	.02	3
REPR MAINT TOTAL	1.21	10	GEN OFC EXP	.04	10
PAYROLL	.46	5	OTHER ADM EXP	.07	8
ELEVATOR	.23	10	FIXED EXP TOTAL	1.48	10
HVAC	.26	10	REAL ESTATE TAX	1.33	10
ELECTRICAL	.03	9	BUILDING INS	.14	10
STRUCT ROOF	.02	6	PERS PROP TAX		
PLUMBING	.01	10	OTHER TAXES	.05	6
FIRE LIFE SFTY	.05	6	LEASING EXPENSES	.15	9
OTHER MAINT SUP	.19	10	ADV PROMOTION	.05	7
UTILITIES TOTAL	1.83	10	COMM FEES	.28	4
ELECTRIC	1.04	10	TENANT ALTS	2.22	2
GAS	.17	7	BUY-OUTS	.32	1
FUEL OIL	.01	1	TOTAL PAYROLL	.72	9
PURCH STEAM	.59	3	CLEANING	.15	3
PURCH CH WTR	.37	3	REPAIR MAINT	.46	5
COAL			RDS GROUNDS	.52	2
WATER SEWER	.07	10	SECURITY	.54	3
RDS GNDS SEC TOT	.34	9	ADMINISTRATIVE	.40	9
RDS GNDS TOTAL	.55	4	TOTAL CONTRACTS	1.16	9
RDS GNDS PAYRL	.52	2	CLEANING	.71	9
RDS GNDS CONTR	.09	3	REPAIR MAINT	.47	3
RDS GNDS OTHER	.08	1	RDS GROUNDS	.09	3
SECURITY TOTAL	.22	7	SECURITY	.22	5
SEC PAYROLL	.54	3	ADMINISTRATIVE	.35	6
SEC CONTRACTS	.22	5			
SEC OTHER	.02	3			

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U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
30-39 YEARS 30 - 39 STORIES

INCOME	TOTAL BUILDING RENTABLE AREA 3 BLDS 1,397,737 SQ.FT. DOLLARS SQ. FT. AVG	 MEDIAN	 MID RANGE LOW	 HIGH	 # BLDS	TOTAL OFFICE RENTABLE AREA 1,347,924 SQ.FT. DOLLAR SQ. FT. AVG	 MEDIAN	 MID RANGE LOW	 HIGH
OFFICE AREA					2	19.99	14.61		
RETAIL AREA	2.60	1.65			2				
OTHER AREA	6.88	6.88			1				
TOTAL RENT	19.48	14.49			2				
MISCELLANEOUS	.53	.53			1				
TOTAL INCOME	19.87	14.76			2				
EXPENSE									
CLEANING	1.47	1.53			3	1.51	1.61		
REPAIR-MAINT	1.48	1.29			3	1.53	1.30		
UTILITIES	2.04	1.82			3	2.11	1.92		
RDS GNDS SEC	.41	.31			3	.41	.31		
ADMINISTRATIVE	.58	.50			3	.58	.50		
TOTAL OPER EXP	5.98	6.00			3	6.17	6.05		
FIXED EXPENSES	3.54	2.27			3	3.54	2.27		
TOTAL OPER+FIXED	9.52	10.43			3	9.71	10.85		
LEASING EXP	.30	.22			2				
TOTAL PAYROLL	1.69	.65			3				
TOTAL CONTRACT	1.26	.82			3				

AVG SQFT OFC TEN	11611	2	AVG OFFICE OCCUPANCY	83.9	3
AVG SQFT RET TEN	1499	2	AVG RETAIL OCCUPANCY	40.2	3
AVG SQFT OFC WORK	369	2	AVG RATE YR-END RENT	16.47	2
			RENTABLE GROSS SQFT	.92	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.98	2	ADMIN TOTAL	.31	2
PAYROLL	.75	2	PAYROLL	.57	2
CONTRACT	.13	2	MGMT FEES		
SUP MAT MISC	.06	2	LEGAL FEES	.00	1
TRASH REMOVAL	.04	2	AUDIT FEES		
REPR MAINT TOTAL	1.55	2	GEN OFC EXP	.17	2
PAYROLL	.76	2	OTHER ADM EXP	.07	2
ELEVATOR	.25	2	FIXED EXP TOTAL	1.75	2
HVAC	.08	2	REAL ESTATE TAX	1.62	2
ELECTRICAL	.04	2	BUILDING INS	.13	2
STRUCT ROOF			PERS PROP TAX		
PLUMBING	.01	2	OTHER TAXES		
FIRE LIFE SFTY	.01	1	LEASING EXPENSES	.05	1
OTHER MAINT SUP	.40	2	ADV PROMOTION		
UTILITIES TOTAL	1.41	2	COMM FEES	.02	1
ELECTRIC	1.04	2	TENANT ALTS	.02	1
GAS	.13	1	BUY OUTS		
FUEL OIL			TOTAL PAYROLL	2.67	2
PURCH STEAM	.49	1	CLEANING	.75	2
PURCH CH WTR			REPAIR MAINT	.76	2
COAL			RDS GROUNDS		
WATER SEWER	.06	2	SECURITY	1.19	1
RDS GNDS SEC TOT	.75	2	ADMINISTRATIVE	.57	2
RDS GNDS TOTAL	.02	1	TOTAL CONTRACTS	.62	2
RDS GNDS PAYRL			CLEANING	.13	2
RDS GNDS CONTR	.01	1	REPAIR MAINT	.35	2
RDS GNDS OTHER	.01	1	RDS GROUNDS	.01	1
SECURITY TOTAL	.74	2	SECURITY	.26	1
SEC PAYROLL	1.19	1	ADMINISTRATIVE	.00	1
SEC CONTRACTS	.26	1			
SEC OTHER	.02	1			

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U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
40-49 YEARS LESS THAN 5 STORIES

INCOME	TOTAL BUILDING RENTABLE AREA 3 BLDS 95,690 SQ.FT. DOLLARS SQ. FT. AVG	 MEDIAN	 MID RANGE LOW	 HIGH	 # BLDS	TOTAL OFFICE RENTABLE AREA 93,300 SQ.FT. DOLLAR SQ. FT. AVG	 MEDIAN	 MID RANGE LOW	 HIGH
OFFICE AREA					1	9.22	9.22		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9.22	9.22			1				
MISCELLANEOUS									
TOTAL INCOME	9.22	9.22			1				
EXPENSE									
CLEANING	3.08	3.62			3	3.15	3.67		
REPAIR-MAINT	2.41	2.56			3	2.47	2.66		
UTILITIES	2.25	2.21			3	2.31	2.24		
RDS GNDS SEC	2.21	2.66			3	2.21	2.66		
ADMINISTRATIVE	.66	.70			3	.66	.70		
TOTAL OPER EXP	10.60	12.00			3	10.87	12.28		
FIXED EXPENSES	1.62	1.74			3	1.62	1.74		
TOTAL OPER+FIXED	12.23	13.85			3	12.50	14.02		
LEASING EXP	.38	.38			1				
TOTAL PAYROLL	4.63	5.57			3				
TOTAL CONTRACT	2.75	2.85			3				

AVG SQFT OFC TEN	0	0	AVG OFFICE OCCUPANCY	80.0	1
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	280	1	AVG RATE YR-END RENT	14.50	1
			RENTABLE GROSS SQFT	.69	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	3.62	3	ADMIN TOTAL	.70	3
PAYROLL	.50	2	PAYROLL	.70	2
CONTRACT	2.76	3	MGMT FEES	.44	1
SUP MAT MISC	.16	3	LEGAL FEES		
TRASH REMOVAL	.20	3	AUDIT FEES		
REPR MAINT TOTAL	2.56	3	GEN OFC EXP	.01	2
PAYROLL	1.76	3	OTHER ADM EXP	.00	1
ELEVATOR	.06	2	FIXED EXP TOTAL	1.74	3
HVAC	.22	3	REAL ESTATE TAX	1.24	3
ELECTRICAL	.14	3	BUILDING INS	.50	3
STRUCT ROOF			PERS PROP TAX		
PLUMBING	.03	1	OTHER TAXES		
FIRE LIFE SFTY	.10	1	LEASING EXPENSES	.38	1
OTHER MAINT SUP	.41	3	ADV PROMOTION		
UTILITIES TOTAL	2.21	3	COMM FEES		
ELECTRIC	1.78	3	TENANT ALTS	.38	1
GAS	.15	3	BUY OUTS		
FUEL OIL			TOTAL PAYROLL	5.57	3
PURCH STEAM			CLEANING	.50	2
PURCH CH WTR			REPAIR MAINT	1.76	3
COAL			RDS GROUNDS	.52	2
WATER SEWER	.06	1	SECURITY	2.16	2
RDS GNDS SEC TOT	2.66	3	ADMINISTRATIVE	.70	2
RDS GNDS TOTAL	.43	3	TOTAL CONTRACTS	2.85	3
RDS GNDS PAYRL	.52	2	CLEANING	2.76	3
RDS GNDS CONTR	.01	3	REPAIR MAINT	.11	3
RDS GNDS OTHER	.01	1	RDS GROUNDS	.01	3
SECURITY TOTAL	2.19	2	SECURITY	.02	2
SEC PAYROLL	2.16	2	ADMINISTRATIVE	.44	1
SEC CONTRACTS	.02	2			
SEC OTHER					

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U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
40-49 YEARS 5 - 9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 649,245 SQ FT					543,688 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	8.79	8.55	6.38	11.17
RETAIL AREA	11.16	10.22			2				
OTHER AREA									
TOTAL RENT	8.79	8.55	6.29	10.97	4				
MISCELLANEOUS	.23	.19			3				
TOTAL INCOME	8.95	8.69	6.62	11.00	4				
EXPENSE									
CLEANING	.74	.52	.36	.82	5	.89	.52	.41	1.04
REPAIR MAINT	1.45	1.51	1.19	1.70	5	1.74	1.81	1.37	1.97
UTILITIES	1.78	1.75	.58	2.65	5	2.12	1.75	.69	3.37
RDS GNDS SEC	.33	.07	.03	.36	5	.33	.07	.03	.36
ADMINISTRATIVE	.39	.58	.35	.69	5	.39	.58	.35	.69
TOTAL OPER EXP	4.70	4.60	2.90	5.75	5	5.51	4.60	3.36	7.29
FIXED EXPENSES	2.20	2.33	1.27	2.59	5	2.20	2.33	1.27	2.59
TOTAL OPER+FIXED	6.89	6.98	5.02	7.46	5	7.81	7.14	5.48	8.93
LEASING EXP	.08	.07			2				
TOTAL PAYROLL	1.36	.66	.52	1.46	5				
TOTAL CONTRACT	.55	.50	.39	1.03	5				

AVG SQFT OFC TEN	15454	5	AVG OFFICE OCCUPANCY	96.6	5
AVG SQFT RET TEN	3660	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	197	5	AVG RATE YR-END RENT	17.50	4
			RENTABLE GROSS SQFT	.87	5

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.52	5	ADMIN TOTAL	.58	5
PAYROLL	.44	2	PAYROLL	.11	3
CONTRACT	.31	4	MGMT FEES	.40	4
SUP MAT MISC	.04	4	LEGAL FEES	.01	2
TRASH REMOVAL	.11	4	AUDIT FEES	.07	2
			GEN OFC EXP	.04	3
			OTHER ADM EXP	.15	2
REPR MAINT TOTAL	1.51	5			
PAYROLL	.50	5	FIXED EXP TOTAL	2.33	5
ELEVATOR	.17	5	REAL ESTATE TAX	2.22	5
HVAC	.13	5	BUILDING INS	.13	4
ELECTRICAL	.06	5	PERS PROP TAX		
STRUCT ROOF			OTHER TAXES	.01	1
PLUMBING	.03	5			
FIRE LIFE SFTY	.06	2	LEASING EXPENSES	.07	2
OTHER MAINT SUP	.39	4	ADV PROMOTION	.02	1
			COMM FEES	.05	2
UTILITIES TOTAL	1.75	5	TENANT ALTS		
ELECTRIC	1.46	5	BUY OUTS		
GAS	.03	4			
FUEL OIL	.19	3	TOTAL PAYROLL	.66	5
PURCH STEAM	.52	1	CLEANING	.44	2
PURCH CH WTR			REPAIR MAINT	.50	5
COAL			RDS GROUNDS	.04	2
WATER SEWER	.12	5	SECURITY	.04	3
			ADMINISTRATIVE	.11	3
RDS GNDS SEC TOT	.07	5			
RDS GNDS TOTAL	.04	3	TOTAL CONTRACTS	.50	5
RDS GNDS PAYRL	.04	2	CLEANING	.31	4
RDS GNDS CONTR	.01	1	REPAIR MAINT	.27	2
RDS GNDS OTHER	.01	2	RDS GROUNDS	.01	1
SECURITY TOTAL	.13	4	SECURITY	.26	2
SEC PAYROLL	.04	3	ADMINISTRATIVE	.44	2
SEC CONTRACTS	.26	2			
SEC OTHER					

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U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
40-49 YEARS 10 - 19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS 1,894,785 SQ FT					1,818,386 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	16.32	10.62	8.96	16.54
RETAIL AREA	10.99	11.58			3				
OTHER AREA									
TOTAL RENT	10.30	8.36	4.09	16.54	5				
MISCELLANEOUS									
TOTAL INCOME	10.30	8.36	4.09	16.54	5				
EXPENSE									
CLEANING	1.23	.72	.64	1.98	6	1.27	.72	.65	2.11
REPAIR MAINT	1.84	2.21	.77	3.48	6	1.90	2.35	.78	3.48
UTILITIES	1.89	1.73	1.38	2.41	6	1.94	1.76	1.38	2.56
RDS GNDS SEC	1.00	.47	.27	1.43	6	1.00	.47	.27	1.43
ADMINISTRATIVE	.62	.49	.32	1.49	5	.67	.49	.32	1.49
TOTAL OPER EXP	6.40	7.02	3.68	8.83	6	6.61	7.28	3.75	10.18
FIXED EXPENSES	1.90	1.28	.45	2.89	6	1.90	1.28	.45	2.89
TOTAL OPER+FIXED	8.30	9.32	4.60	10.23	6	8.51	9.63	4.67	11.54
LEASING EXP	.42	.44			3				
TOTAL PAYROLL	2.75	3.34	1.39	4.56	5				
TOTAL CONTRACT	.72	1.13	.34	2.10	6				

AVG SQFT OFC TEN	363	4	AVG OFFICE OCCUPANCY	94.2	6
AVG SQFT RET TEN	5648	3	AVG RETAIL OCCUPANCY	100.0	4
AVG SQFT OFC WORK	243	6	AVG RATE YR-END RENT	13.25	4
			RENTABLE GROSS SQFT	.93	6

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.72	6	ADMIN TOTAL	.49	5
PAYROLL	1.24	3	PAYROLL	.45	3
CONTRACT	.55	5	MGMT FEES	.41	2
SUP MAT MISC	.07	4	LEGAL FEES	.04	1
TRASH REMOVAL	.06	4	AUDIT FEES	.08	2
			GEN OFC EXP	.07	2
			OTHER ADM EXP	.02	3
REPR MAINT TOTAL	2.21	6			
PAYROLL	1.45	4	FIXED EXP TOTAL	1.28	6
ELEVATOR	.24	6	REAL ESTATE TAX	1.28	5
HVAC	.23	6	BUILDING INS	.20	6
ELECTRICAL	.17	6	PERS PROP TAX	.00	1
STRUCT ROOF	.57	2	OTHER TAXES	.04	1
PLUMBING	.07	4			
FIRE LIFE SFTY	.06	3	LEASING EXPENSES	.44	3
OTHER MAINT SUP	.26	4	ADV PROMOTION		
			COMM FEES	.26	1
UTILITIES TOTAL	1.73	6	TENANT ALTS	.18	3
ELECTRIC	1.38	6	BUY OUTS	.05	1
GAS	.28	4			
FUEL OIL			TOTAL PAYROLL	3.34	5
PURCH STEAM	.43	1	CLEANING	1.24	3
PURCH CH WTR			REPAIR MAINT	1.45	4
COAL			RDS GROUNDS	.55	2
WATER SEWER	.06	5	SECURITY	.16	4
			ADMINISTRATIVE	.45	3
RDS GNDS SEC TOT	.47	6			
RDS GNDS TOTAL	.07	3	TOTAL CONTRACTS	1.13	6
RDS GNDS PAYRL	.55	2	CLEANING	.55	5
RDS GNDS CONTR	.04	2	REPAIR MAINT	.65	3
RDS GNDS OTHER	.01	1	RDS GROUNDS	.04	2
SECURITY TOTAL	.44	6	SECURITY	.27	6
SEC PAYROLL	.16	4	ADMINISTRATIVE	.13	2
SEC CONTRACTS	.27	6			
SEC OTHER	.01	4			

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U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
50 OR MORE YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS 845,762 SQ.FT.					702,005 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					14	10.41	8.18	5.19	12.85
RETAIL AREA	18.04	18.54	8.64	22.00	7				
OTHER AREA									
TOTAL RENT	11.46	8.60	6.34	14.23	15				
MISCELLANEOUS	.33	.12	.03	.85	6				
TOTAL INCOME	11.66	8.91	6.39	14.52	15				
EXPENSE									
CLEANING	1.19	.75	.19	1.34	14	1.38	.81	.20	1.34
REPAIR-MAINT	1.16	.98	.48	1.29	16	1.37	.98	.70	1.45
UTILITIES	2.00	1.31	.98	1.92	15	2.34	1.58	.98	1.99
RDS GNDS SEC	.94	.17	.03	1.90	10	.94	.17	.03	1.90
ADMINISTRATIVE	.73	.41	.24	.82	16	.73	.41	.24	.62
TOTAL OPER EXP	5.75	3.18	2.05	5.21	16	6.81	3.81	2.25	6.50
FIXED EXPENSES	1.49	1.30	.57	1.72	16	1.49	1.30	.57	1.72
TOTAL OPER+FIXED	7.24	3.77	2.91	7.97	16	8.30	4.20	3.18	9.15
LEASING EXP	.66	.28	.10	2.09	11				
TOTAL PAYROLL	1.75	.64	.37	2.41	9				
TOTAL CONTRACT	1.83	1.43	.98	3.10	14				

AVG SQFT OFC TEN	4141	14	AVG OFFICE OCCUPANCY	93.1	16
AVG SQFT RET TEN	2467	7	AVG RETAIL OCCUPANCY	91.6	7
AVG SQFT OFC WORK	252	11	AVG RATE YR-END RENT	11.56	12
			RENTABLE GROSS SQFT	.91	16

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.95	12	ADMIN TOTAL	.55	14
PAYROLL	.33	5	PAYROLL	.21	6
CONTRACT	.83	11	MGMT FEES	.51	10
SUP MAT MISC	.08	10	LEGAL FEES	.04	4
TRASH REMOVAL	.07	10	AUDIT FEES	.05	4
REPR MAINT TOTAL	1.02	14	GEN OFC EXP	.03	9
PAYROLL	.39	8	OTHER ADM EXP	.07	6
ELEVATOR	.09	10	FIXED EXP TOTAL	1.32	14
HVAC	.14	9	REAL ESTATE TAX	1.16	13
ELECTRICAL	.06	9	BUILDING INS	.32	13
STRUCT ROOF	.02	7	PERS PROP TAX	.00	1
PLUMBING	.03	8	OTHER TAXES		
FIRE LIFE SFTY	.05	7	LEASING EXPENSES	.28	9
OTHER MAINT SUP	.40	11	ADV PROMOTION	.02	2
UTILITIES TOTAL	1.50	13	COMM FEES	.24	5
ELECTRIC	1.21	13	TENANT ALTS	.33	5
GAS	.28	10	BUY OUTS	.27	1
FUEL OIL	.02	1	TOTAL PAYROLL	.64	9
PURCH STEAM	.74	1	CLEANING	.33	5
PURCH CH WTR			REPAIR MAINT	.39	8
COAL			RDS GROUNDS	.12	2
WATER SEWER	.06	12	SECURITY	1.34	4
RDS GNDS SEC TOT	.22	9	ADMINISTRATIVE	.21	6
RDS GNDS TOTAL	.08	7	TOTAL CONTRACTS	1.43	13
RDS GNDS PAYRL	.12	2	CLEANING	.83	11
RDS GNDS CONTR	.05	6	REPAIR MAINT	.33	13
RDS GNDS OTHER	.01	5	RDS GROUNDS	.05	6
SECURITY TOTAL	.45	7	SECURITY	.05	5
SEC PAYROLL	1.34	4	ADMINISTRATIVE	.37	7
SEC CONTRACTS	.05	5			
SEC OTHER	.05	1			

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U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
50 OR MORE YEARS 5 - 9 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	67 BLDS 7,992,465 SQ.FT.					6,897,863 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					61	9.07	7.57	6.15	12.84
RETAIL AREA	13.14	14.63	6.95	24.80	41				
OTHER AREA	3.25	3.29	2.20	4.96	12				
TOTAL RENT	8.93	8.31	5.57	13.85	63				
MISCELLANEOUS	.46	.22	.02	.56	33				
TOTAL INCOME	9.19	8.33	5.57	13.85	63				
EXPENSE									
CLEANING	.84	.70	.50	1.1	66	.96	.87	.63	1.33
REPAIR MAINT	1.07	.95	.60	1.48	66	1.23	1.09	.65	1.93
UTILITIES	1.60	1.34	.83	1.75	66	1.63	1.50	1.01	2.28
RDS GNDS SEC	.46	.14	.04	.48	54	.46	.14	.04	.48
ADMINISTRATIVE	.65	.58	.40	.96	62	.65	.58	.40	.96
TOTAL OPER EXP	4.54	4.02	2.94	5.34	66	5.17	4.75	3.34	6.46
FIXED EXPENSES	1.83	.85	.50	1.43	62	1.83	.85	.50	1.43
TOTAL OPER+FIXED	6.32	5.06	3.54	6.70	66	7.01	5.91	4.31	8.80
LEASING EXP	.58	.21	.04	.50	44				
TOTAL PAYROLL	1.35	.76	.50	1.10	53				
TOTAL CONTRACT	1.05	1.04	.68	1.80	61				

AVG SQFT OFC TEN	2966	62	AVG OFFICE OCCUPANCY	90.8	67
AVG SQFT RET TEN	2358	43	AVG RETAIL OCCUPANCY	84.0	45
AVG SQFT OFC WORK	228	54	AVG RATE YR END RENT	12.05	62
			RENTABLE GROSS SQFT	.87	67

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.69	61	ADMIN TOTAL	.58	59
PAYROLL	.25	24	PAYROLL	.41	26
CONTRACT	.56	55	MGMT FEES	.45	41
SUP MAT MISC	.06	47	LEGAL FEES	.03	29
TRASH REMOVAL	.05	53	AUDIT FEES	.04	20
REPR MAINT TOTAL	.99	61	GEN OFC EXP	.03	44
PAYROLL	.44	42	OTHER ADM EXP	.07	42
ELEVATOR	.14	60	FIXED EXP TOTAL	.83	59
*HVAC	.15	53	REAL ESTATE TAX	.59	57
ELECTRICAL	.04	51	BUILDING INS	.16	55
STRUCT ROOF	.05	30	PERS PROP TAX	.02	11
PLUMBING	.02	48	OTHER TAXES	.02	14
FIRE LIFE SFTY	.02	27	LEASING EXPENSES	.22	43
OTHER MAINT SUP	.19	57	ADV PROMOTION	.03	24
UTILITIES TOTAL	1.29	61	COMM FEES	.12	30
ELECTRIC	1.01	61	TENANT ALTS	.27	24
GAS	.16	41	BUY OUTS		
FUEL OIL	.20	8	TOTAL PAYROLL	.76	50
PURCH STEAM	.36	18	CLEANING	.25	24
PURCH CH WTR			REPAIR MAINT	.44	42
COAL	.05	2	RDS GROUNDS	.13	5
WATER SEWER	.07	52	SECURITY	.15	12
RDS GNDS SEC TOT	.13	52	ADMINISTRATIVE	.41	26
RDS GNDS TOTAL	.03	29	TOTAL CONTRACTS	1.02	58
RDS GNDS PAYRL	.13	5	CLEANING	.56	55
RDS GNDS CONTR	.03	25	REPAIR MAINT	.25	42
RDS GNDS OTHER	.02	11	RDS GROUNDS	.03	25
SECURITY TOTAL	.14	47	SECURITY	.09	39
SEC PAYROLL	.15	12	ADMINISTRATIVE	.36	34
SEC CONTRACTS	.09	39			
SEC OTHER	.02	11			

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U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
50 OR MORE YEARS 10 - 19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	117 BLDS 19,041,138 SQ FT					17,153,544 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					112	11.19	10.30	7.61	13.36
RETAIL AREA	13.56	12.35	7.53	18.36	86				
OTHER AREA	4.54	5.07	3.47	8.75	19				
TOTAL RENT	11.30	10.39	7.57	14.24	114				
MISCELLANEOUS	.65	.14	.03	.98	73				
TOTAL INCOME	11.64	10.91	7.99	15.44	115				
EXPENSE									
CLEANING	1.02	.96	.64	1.36	113	1.12	1.01	.70	1.53
REPAIR MAINT	1.29	1.13	.82	1.60	116	1.43	1.21	.88	1.83
UTILITIES	1.48	1.46	1.12	1.87	116	1.63	1.62	1.18	2.03
RDS GNDS SEC	.29	.28	.13	.44	106	.29	.28	.13	.44
ADMINISTRATIVE	.71	.68	.40	.93	113	.71	.68	.40	.93
TOTAL OPER EXP	4.75	4.86	3.74	5.88	116	5.22	5.13	4.13	6.51
FIXED EXPENSES	1.51	1.14	.65	2.01	113	1.51	1.14	.65	2.01
TOTAL OPER+FIXED	6.24	5.98	4.94	7.96	116	6.78	6.34	5.29	8.52
LEASING EXP	.79	.35	.09	.88	95				
TOTAL PAYROLL	1.13	.94	.54	1.63	103				
TOTAL CONTRACT	1.53	1.44	.93	2.11	111				

AVG SQFT OFC TEN	3125	107	AVG OFFICE OCCUPANCY	87.6	118
AVG SQFT RET TEN	3305	70	AVG RETAIL OCCUPANCY	91.5	77
AVG SQFT OFC WORK	232	93	AVG RATE YR-END RENT	14.38	111
			RENTABLE GROSS SQFT	.92	117

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.94	102
PAYROLL	.59	41
CONTRACT	.80	98
SUP MAT MISC	.08	90
TRASH REMOVAL	.05	88
REPR MAINT TOTAL	1.13	105
PAYROLL	.48	87
ELEVATOR	.21	102
HVAC	.11	94
ELECTRICAL	.05	93
STRUCT ROOF	.04	47
PLUMBING	.03	93
FIRE LIFE SFTY	.02	49
OTHER MAINT SUP	.18	98
UTILITIES TOTAL	1.49	105
ELECTRIC	1.14	103
GAS	.13	64
FUEL OIL	.12	19
PURCH STEAM	.41	34
PURCH CH WTR	.37	4
COAL		
WATER SEWER	.07	95
RDS GNDS SEC TOT	.28	95
RDS GNDS TOTAL	.01	37
RDS GNDS PAYRL	.24	4
RDS GNDS CONTR	.02	19
RDS GNDS OTHER	.01	21
SECURITY TOTAL	.28	93
SEC PAYROLL	.24	31
SEC CONTRACTS	.17	82
SEC OTHER	.01	24

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.84	103
PAYROLL	.28	64
MGMT FEES	.43	84
LEGAL FEES	.03	60
AUDIT FEES	.03	41
GEN OFC EXP	.05	75
OTHER ADM EXP	.04	70
FIXED EXP TOTAL	1.12	102
REAL ESTATE TAX	.87	97
BUILDING INS	.20	99
PERS PROP TAX	.01	17
OTHER TAXES	.03	30
LEASING EXPENSES	.35	90
ADV PROMOTION	.02	52
COMM FEES	.10	65
TENANT ALTS	.29	66
BUY-OUTS	.48	5
TOTAL PAYROLL	.94	96
CLEANING	.59	41
REPAIR MAINT	.48	87
RDS GROUNDS	.24	4
SECURITY	.24	31
ADMINISTRATIVE	.28	64
TOTAL CONTRACTS	1.43	101
CLEANING	.80	98
REPAIR MAINT	.33	83
RDS GROUNDS	.02	19
SECURITY	.17	82
ADMINISTRATIVE	.42	77

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
50 OR MORE YEARS 20 - 29 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	36 BLDS 11,528,480 SQ FT					10,804,711 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					34	14.47	12.69	8.31	17.02
RETAIL AREA	13.02	14.51	8.65	27.16	25				
OTHER AREA	9.76	7.19	1.97	26.50	14				
TOTAL RENT	12.73	12.05	8.16	18.72	36				
MISCELLANEOUS	1.02	.44	.04	1.50	31				
TOTAL INCOME	13.58	13.68	9.24	17.25	36				
EXPENSE									
CLEANING	1.76	1.22	.82	1.56	36	1.[illegible]	1.40	.89	1.89
REPAIR MAINT	1.83	1.40	1.07	2.30	35	1.96	1.42	1.16	2.54
UTILITIES	2.24	1.90	1.53	2.46	36	2.41	2.02	1.60	2.64
RDS GNDS SEC	.43	.24	.19	.54	34	.43	.24	.19	.54
ADMINISTRATIVE	1.07	.79	.60	1.15	36	1.07	.79	.60	1.15
TOTAL OPER EXP	7.23	5.98	4.43	7.63	36	7.82	6.65	4.75	8.40
FIXED EXPENSES	2.12	1.59	.89	2.46	36	2.12	1.59	.89	2.46
TOTAL OPER+FIXED	9.35	7.47	5.55	9.76	36	9.94	8.14	6.25	10.44
LEASING EXP	.84	.28	.12	1.00	26				
TOTAL PAYROLL	2.59	1.38	.75	2.60	34				
TOTAL CONTRACT	1.45	1.17	.72	2.51	35				

AVG SQFT OFC TEN	5200	34	AVG OFFICE OCCUPANCY	91.6	36
AVG SQFT RET TEN	3537	26	AVG RETAIL OCCUPANCY	95.5	27
AVG SQFT OFC WORK	198	28	AVG RATE YR-END RENT	17.06	32
			RENTABLE GROSS SQFT	.84	36

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.28	35
PAYROLL	.92	19
CONTRACT	.52	33
SUP MAT MISC	.07	28
TRASH REMOVAL	.05	30
REPR MAINT TOTAL	1.44	34
PAYROLL	.65	30
ELEVATOR	.25	34
HVAC	.09	31
ELECTRICAL	.03	30
STRUCT ROOF	.12	15
PLUMBING	.02	28
FIRE LIFE SFTY	.02	16
OTHER MAINT SUP	.24	31
UTILITIES TOTAL	1.92	35
ELECTRIC	1.44	34
GAS	.21	20
FUEL OIL	.02	2
PURCH STEAM	.52	18
PURCH CH WTR	.58	2
COAL		
WATER SEWER	.10	34
RDS GNDS SEC TOT	.24	33
RDS GNDS TOTAL	.02	11
RDS GNDS PAYRL	.44	3
RDS GNDS CONTR	.02	5
RDS GNDS OTHER	.02	9
SECURITY TOTAL	.23	32
SEC PAYROLL	.21	15
SEC CONTRACTS	.20	25
SEC OTHER	.01	9

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.82	35
PAYROLL	.38	27
MGMT FEES	.38	24
LEGAL FEES	.05	22
AUDIT FEES	.04	15
GEN OFC EXP	.07	31
OTHER ADM EXP	.05	24
FIXED EXP TOTAL	1.58	35
REAL ESTATE TAX	1.30	35
BUILDING INS	.22	33
PERS PROP TAX	.02	6
OTHER TAXES	.05	13
LEASING EXPENSES	.28	26
ADV PROMOTION	.02	14
COMM FEES	.15	14
TENANT ALTS	.43	19
BUY-OUTS		
TOTAL PAYROLL	1.38	34
CLEANING	.92	19
REPAIR MAINT	.65	30
RDS GROUNDS	.44	3
SECURITY	.21	15
ADMINISTRATIVE	.38	27
TOTAL CONTRACTS	1.17	35
CLEANING	.52	33
REPAIR MAINT	.41	27
RDS GROUNDS	.02	5
SECURITY	.20	25
ADMINISTRATIVE	.40	20

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
50 OR MORE YEARS 30 - 39 STORIES

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS 4,008,367 SQ.FT					3,818,841 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					9	11.99	11.91	5.84	15.20
RETAIL AREA	24.60	14.97	6.77	39.92	7				
OTHER AREA	2.13	3.15	1.47	4.66	4				
TOTAL RENT	11.86	12.15	5.88	15.05	10				
MISCELLANEOUS	2.36	.93	.14	3.14	8				
TOTAL INCOME	13.81	13.94	6.36	18.16	10				
EXPENSE									
CLEANING	1.99	1.62	.79	2.28	11	2.08	1.68	.92	2.54
REPAIR MAINT	2.14	1.27	1.08	2.06	11	2.24	1.31	1.08	2.15
UTILITIES	3.91	1.90	1.59	4.02	11	4.05	2.21	1.67	4.02
RDS GNDS SEC	.30	.30	.24	.42	9	.30	.30	.24	.42
ADMINISTRATIVE	.73	.75	.37	.90	11	.73	.75	.37	.90
TOTAL OPER EXP	9.02	6.27	5.38	8.47	11	9.41	7.36	5.50	9.32
FIXED EXPENSES	2.85	2.14	1.56	2.75	11	2.85	2.14	1.56	2.75
TOTAL OPER+FIXED	11.88	10.00	7.42	10.97	11	12.26	10.64	7.53	11.04
LEASING EXP	1.65	.46	.07	2.32	9				
TOTAL PAYROLL	2.95	1.40	.96	3.37	11				
TOTAL CONTRACT	1.30	1.13	.55	2.44	10				

AVG SQFT OFC TEN	4496	10	AVG OFFICE OCCUPANCY	90.2	11
AVG SQFT RET TEN	3878	8	AVG RETAIL OCCUPANCY	94.2	8
AVG SQFT OFC WORK	245	9	AVG RATE YR END RENT	16.78	9
			RENTABLE GROSS SQFT	.90	11

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.62	11	ADMIN TOTAL	.75	11
PAYROLL	1.10	8	PAYROLL	.26	9
CONTRACT	.83	10	MGMT FEES	.41	6
SUP MAT MISC	.08	10	LEGAL FEES	.06	8
TRASH REMOVAL	.03	10	AUDIT FEES	.02	4
			GEN OFC EXP	.08	11
REPR MAINT TOTAL	1.27	11	OTHER ADM EXP	.02	4
PAYROLL	.86	10			
ELEVATOR	.28	10	FIXED EXP TOTAL	2.14	11
HVAC	.13	10	REAL ESTATE TAX	1.83	11
ELECTRICAL	.03	10	BUILDING INS	.32	11
STRUCT ROOF	.15	4	PERS PROP TAX		
PLUMBING	.02	10	OTHER TAXES	.01	5
FIRE LIFE SFTY	.01	6			
OTHER MAINT SUP	.15	10	LEASING EXPENSES	.46	9
			ADV PROMOTION	.02	7
UTILITIES TOTAL	1.90	11	COMM FEES	.18	6
ELECTRIC	1.28	11	TENANT ALTS	1.10	6
GAS	.49	7	BUY OUTS	.04	2
FUEL OIL	.02	1			
PURCH STEAM	.53	5	TOTAL PAYROLL	1.40	11
PURCH CH WTR			CLEANING	1.10	8
COAL			REPAIR MAINT	.86	10
WATER SEWER	.09	11	RDS GROUNDS	.20	1
			SECURITY	.47	3
RDS GNDS SEC TOT	.30	9	ADMINISTRATIVE	.26	9
RDS GNDS TOTAL	.09	3			
RDS GNDS PAYRL	.20	1	TOTAL CONTRACTS	1.13	10
RDS GNDS CONTR	.02	1	CLEANING	.83	10
RDS GNDS OTHER	.09	1	REPAIR MAINT	.34	7
SECURITY TOTAL	.29	8	RDS GROUNDS	.02	1
SEC PAYROLL	.47	3	SECURITY	.26	7
SEC CONTRACTS	.26	7	ADMINISTRATIVE	.64	5
SEC OTHER	.02	2			

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
50 OR MORE YEARS 40 - 49 STORIES

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 3,620,296 SQ.FT.					3,435,222 SQ.FT			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	14.94	13.57	11.78	16.10
RETAIL AREA	6.05	6.32			2				
OTHER AREA									
TOTAL RENT	15.02	13.44	11.38	15.37	5				
MISCELLANEOUS	.51	.60	.23	.85	5				
TOTAL INCOME	15.53	14.22	11.90	16.84	5				
EXPENSE									
CLEANING	1.42	1.37	1.09	1.60	5	1.47	[illegible]	1.20	1.64
REPAIR MAINT	1.50	1.46	.73	1.97	5	1.55	[illegible]	.80	2.01
UTILITIES	2.07	1.89	1.66	2.52	5	2.15	[illegible]	1.70	2.55
RDS GNDS SEC	.28	.32	.19	.37	5	.28	.32	.19	.37
ADMINISTRATIVE	.67	.57	.38	1.15	5	.67	.57	.38	1.15
TOTAL OPER EXP	5.94	6.05	5.18	6.29	5	6.17	6.19	5.62	6.40
FIXED EXPENSES	2.97	2.23	1.37	3.57	5	2.97	2.23	1.37	3.57
TOTAL OPER+FIXED	8.92	8.62	6.56	9.65	5	9.15	8.68	6.99	9.84
LEASING EXP	1.07	1.22	.64	2.45	5				
TOTAL PAYROLL	1.91	1.74	1.03	2.63	5				
TOTAL CONTRACT	1.27	1.54	.38	2.45	5				

AVG SQFT OFC TEN	4033	5	AVG OFFICE OCCUPANCY	94.2	5
AVG SQFT RET TEN	3463	4	AVG RETAIL OCCUPANCY	100.0	5
AVG SQFT OFC WORK	169	4	AVG RATE YR END RENT	20.00	5
			RENTABLE GROSS SQFT	1.00	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.37	5	ADMIN TOTAL	.57	5
PAYROLL	1.33	3	PAYROLL	.24	5
CONTRACT	.60	4	MGMT FEES	.53	3
SUP MAT MISC	.05	4	LEGAL FEES	.03	5
TRASH REMOVAL	.03	5	AUDIT FEES	.06	2
			GEN OFC EXP	.05	4
REPR MAINT TOTAL	1.46	5	OTHER ADM EXP	.08	3
PAYROLL	.55	5			
ELEVATOR	.14	5	FIXED EXP TOTAL	2.23	5
HVAC	.08	5	REAL ESTATE TAX	1.77	5
ELECTRICAL	.03	5	BUILDING INS	.41	5
STRUCT ROOF	.05	1	PERS PROP TAX	.00	1
PLUMBING	.02	5	OTHER TAXES	.01	1
FIRE LIFE SFTY	.00	1			
OTHER MAINT SUP	.28	5	LEASING EXPENSES	1.22	5
			ADV PROMOTION	.13	4
UTILITIES TOTAL	1.89	5	COMM FEES	.06	4
ELECTRIC	1.28	5	TENANT ALTS	1.11	5
GAS	.38	3	BUY OUTS		
FUEL OIL					
PURCH STEAM	.67	1	TOTAL PAYROLL	1.74	5
PURCH CH WTR	.77	1	CLEANING	1.33	3
COAL			REPAIR MAINT	.55	5
WATER SEWER	.06	5	RDS GROUNDS		
			SECURITY	.25	4
RDS GNDS SEC TOT	.32	5	ADMINISTRATIVE	.24	5
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS	1.54	5
RDS GNDS CONTR			CLEANING	.60	4
RDS GNDS OTHER			REPAIR MAINT	.29	4
SECURITY TOTAL	.32	5	RDS GROUNDS		
SEC PAYROLL	.25	4	SECURITY	.32	1
SEC CONTRACTS	.32	1	ADMINISTRATIVE	.13	5
SEC OTHER	.01	3			

All line items are computed as stand alone figures. Columns will not add to match totals.

Age/Height Analysis

U.S. PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
50 OR MORE YEARS 50 OR MORE STORIES

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 3,750,387 SQ FT					3,534,085 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	15.30	10.67		
RETAIL AREA	47.38	40.64			3				
OTHER AREA	70.80	50.93			2				
TOTAL RENT	17.83	9.72			3				
MISCELLANEOUS	2.85	2.54			3				
TOTAL INCOME	20.88	12.26			3				
EXPENSE									
CLEANING	2.20	2.18			3	2.33	2.33		
REPAIR MAINT	2.01	2.05			3	2.14	2.19		
UTILITIES	2.69	2.60			3	2.85	2.78		
RDS GNDS SEC	.28	.32			3	.28	.32		
ADMINISTRATIVE	.71	.86			3	.71	.86		
TOTAL OPER EXP	7.90	7.93			3	8.38	8.46		
FIXED EXPENSES	4.26	4.26			3	4.26	4.26		
TOTAL OPER+FIXED	12.16	12.19			3	12.64	12.72		
LEASING EXP	.90	.55			3				
TOTAL PAYROLL	2.01	1.49			3				
TOTAL CONTRACT	2.32	1.43			3				

AVG SQFT OFC TEN	3066	2	AVG OFFICE OCCUPANCY	94.2	3
AVG SQFT RET TEN	2636	2	AVG RETAIL OCCUPANCY	99.9	3
AVG SQFT OFC WORK	343	2	AVG RATE YR-END RENT	30.33	3
			RENTABLE GROSS SQFT	1.00	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	2.18	3	ADMIN TOTAL	.86	3
PAYROLL	2.41	1	PAYROLL	.14	3
CONTRACT	.87	3	MGMT FEES	.21	2
SUP MAT MISC	.28	1	LEGAL FEES	.03	2
TRASH REMOVAL	.11	3	AUDIT FEES	.02	2
			GEN OFC EXP	.06	2
			OTHER ADM EXP	.12	3
REPR MAINT TOTAL	2.05	3			
PAYROLL	.99	3	FIXED EXP TOTAL	4.26	3
ELEVATOR	.46	3	REAL ESTATE TAX	3.87	3
HVAC	.18	3	BUILDING INS	.26	3
ELECTRICAL	.05	3	PERS PROP TAX		
STRUCT ROOF	.05	2	OTHER TAXES	.06	3
PLUMBING	.02	3			
FIRE LIFE SFTY	.05	3	LEASING EXPENSES	.55	3
OTHER MAINT SUP	.17	2	ADV PROMOTION	.06	2
			COMM FEES	.34	3
UTILITIES TOTAL	2.60	3	TENANT ALTS	.06	2
ELECTRIC	2.29	3	BUY OUTS		
GAS	.05	2			
FUEL OIL			TOTAL PAYROLL	1.49	3
PURCH STEAM	.30	3	CLEANING	2.41	1
PURCH CH WTR			REPAIR MAINT	.99	3
COAL			RDS GROUNDS		
WATER SEWER	.05	3	SECURITY	.25	2
			ADMINISTRATIVE	.14	3
RDS GNDS SEC TOT	.32	3			
RDS GNDS TOTAL	.00	1	TOTAL CONTRACTS	1.43	3
RDS GNDS PAYRL			CLEANING	.87	3
RDS GNDS CONTR			REPAIR MAINT	.94	1
RDS GNDS OTHER	.00	1	RDS GROUNDS		
SECURITY TOTAL	.32	3	SECURITY	.10	3
SEC PAYROLL	.25	2	ADMINISTRATIVE	.26	2
SEC CONTRACTS	.10	3			
SEC OTHER	.01	1			

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
0-9 YEARS ALL SIZES

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	1158 BLDS 220,020,124 SQ FT					212,257,878 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					1079	17.53	12.03	8.70	15.99
RETAIL AREA		15.43	8.98	22.68	229				
OTHER AREA	16.40	7.00	3.82	13.10	75				
TOTAL RENT	19.01	12.19	8.84	16.00	1091				
MISCELLANEOUS	.83	.12	.03	.42	658				
TOTAL INCOME	19.44	12.38	8.95	16.20	1097				
EXPENSE									
CLEANING	.76	.67	.52	.85	1099	.79	.69	.53	.86
REPAIR-MAINT	.85	.65	.44	.92	1104	.04	.66	.45	.97
UTILITIES	1.39	1.38	1.08	1.76	1125	.07	1.41	1.08	1.80
RDS GNDS SEC	.40	.30	.18	.47	1086	.40	.30	.18	.47
ADMINISTRATIVE	.73	.66	.45	.93	1119	.73	.66	.45	.93
TOTAL OPER EXP	4.10	3.83	3.09	4.59	1141	2.02	3.92	3.13	4.74
FIXED EXPENSES	2.12	1.47	.99	2.08	1124	2.12	1.47	.99	2.08
TOTAL OPER+FIXED	6.18	5.31	4.31	6.55	1142	4.15	5.40	4.38	6.74
LEASING EXP	1.00	.26	.08	.80	868				
TOTAL PAYROLL	.74	.48	.30	.73	891				
TOTAL CONTRACT	1.41	1.34	.91	1.83	1078				

AVG SQFT OFC TEN	8447	1047	AVG OFFICE OCCUPANCY	84.0	1133
AVG SQFT RET TEN	2905	266	AVG RETAIL OCCUPANCY	85.4	300
AVG SQFT OFC WORK	273	863	AVG RATE YR END RENT	15.88	1037
			RENTABLE GROSS SQFT	94	1158

COMPONENT COSTS: TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.68	953	ADMIN TOTAL	.68	941
PAYROLL	.17	189	PAYROLL	.23	508
CONTRACT	.56	918	MGMT FEES	.46	830
SUP MAT MISC	.05	751	LEGAL FEES	.03	476
TRASH REMOVAL	.04	829	AUDIT FEES	.04	363
REPR MAINT TOTAL	.65	957	GEN OFC EXP	.05	830
PAYROLL	.27	686	OTHER ADM EXP	.03	560
ELEVATOR	.09	874	FIXED EXP TOTAL	1.47	943
HVAC	.10	902	REAL ESTATE TAX	1.26	910
ELECTRICAL	.03	784	BUILDING INS	.17	909
STRUCT ROOF	.02	392	PERS PROP TAX	.01	178
PLUMBING	.01	683	OTHER TAXES	.04	187
FIRE LIFE SFTY	.01	471	LEASING EXPENSES	.32	718
OTHER MAINT SUP	.13	891	ADV PROMOTION	.03	514
UTILITIES TOTAL	1.40	955	COMM FEES	.17	540
ELECTRIC	1.25	949	TENANT ALTS	.33	417
GAS	.11	360	BUY OUTS	.15	64
FUEL OIL	.01	66	TOTAL PAYROLL	.49	798
PURCH ST'M	.21	47	CLEANING	.17	189
PURCH CH WTR	.53	26	REPAIR MAINT	.27	686
COAL	.07	3	RDS GROUNDS	.09	109
WATER SEWER	.05	908	SECURITY	.22	176
RDS GNDS SEC TOT	.30	941	ADMINISTRATIVE	.23	508
RDS GNDS TOTAL	.14	838	TOTAL CONTRACTS	1.38	956
RDS GNDS PAYRL	.09	109	CLEANING	.56	918
RDS GNDS CONTR	.11	735	REPAIR MAINT	.25	749
RDS GNDS OTHER	.03	497	RDS GROUNDS	.11	735
SECURITY TOTAL	.15	807	SECURITY	.12	711
SEC PAYROLL	.22	176	ADMINISTRATIVE	.50	722
SEC CONTRACTS	.12	711			
SEC OTHER	.02	294			

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
0-9 YEARS LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	275 BLDS 8,130,308 SQ FT					7,864,203 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					260		10.92	8.29	14.35
RETAIL AREA		14.00	9.70	21.13	25				
OTHER AREA	6.10	6.00	2.43	13.86	9				
TOTAL RENT	15.50	10.86	8.35	14.42	261				
MISCELLANEOUS	.45	.10	.03	.41	108				
TOTAL INCOME	15.69	11.04	8.48	14.67	261				
EXPENSE									
CLEANING	.70	.71	.50	.88	252	.72	.71	.51	.89
REPAIR-MAINT	.64	.60	.35	.85	270	.68	.62	.36	.88
UTILITIES	1.39	1.43	.98	1.77	267	1.43	1.47	1.05	1.62
RDS GNDS SEC	.35	.28	.16	.46	244	.35	.28	.16	.46
ADMINISTRATIVE	.73	.63	.41	.89	269	.73	.63	.41	.89
TOTAL OPER EXP	3.69	3.73	2.80	4.59	274	3.78	3.80	2.87	4.78
FIXED EXPENSES	1.67	1.38	.90	2.00	272	1.67	1.38	.90	2.00
TOTAL OPER+FIXED	5.35	5.23	3.83	6.56	274	5.48	5.26	3.92	6.80
LEASING EXP	.62	.22	.06	.61	200				
TOTAL PAYROLL	.47	.33	.17	.61	149				
TOTAL CONTRACT	1.54	1.54	.97	1.96	256				

AVG SQFT OFC TEN	1459	247	AVG OFFICE OCCUPANCY	86.6	270
AVG SQFT RET TEN	2449	30	AVG RETAIL OCCUPANCY	89.7	34
AVG SQFT OFC WORK	245	204	AVG RATE YR END RENT	13.08	254
			RENTABLE GROSS SQFT	94	275

COMPONENT COSTS: TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.71	231	ADMIN TOTAL	.66	231
PAYROLL	.14	27	PAYROLL	.24	57
CONTRACT	.60	215	MGMT FEES	.51	211
SUP MAT MISC	.07	169	LEGAL FEES	.04	94
TRASH REMOVAL	.05	201	AUDIT FEES	.06	80
REPR MAINT TOTAL	.61	235	GEN OFC EXP	.03	109
PAYROLL	.25	115	OTHER ADM EXP	.04	114
ELEVATOR	.07	177	FIXED EXP TOTAL	1.35	234
HVAC	.14	215	REAL ESTATE TAX	1.12	228
ELECTRICAL	.04	173	BUILDING INS	.17	225
STRUCT ROOF	.04	101	PERS PROP TAX	.02	22
PLUMBING	.01	145	OTHER TAXES	.07	27
FIRE LIFE SFTY	.03	91	LEASING EXPENSES	.25	167
OTHER MAINT SUP	.14	209	ADV PROMOTION	.03	106
UTILITIES TOTAL	1.47	234	COMM FEES	.19	118
ELECTRIC	1.32	229	TENANT ALTS	.26	87
GAS	.18	108	BUY OUTS	.10	7
FUEL OIL	.19	11	TOTAL PAYROLL	.37	144
PURCH STEAM	.28	4	CLEANING	.14	27
PURCH CH WTR	.07	2	REPAIR MAINT	.25	115
COAL	.05	2	RDS GROUNDS	.17	16
WATER SEWER	.06	217	SECURITY	.17	20
RDS GNDS SEC TOT	.28	221	ADMINISTRATIVE	.24	57
RDS GNDS TOTAL	.23	193	TOTAL CONTRACTS	1.57	236
RDS GNDS PAYRL	.17	16	CLEANING	.60	215
RDS GNDS CONTR	.20	174	REPAIR MAINT	.27	190
RDS GNDS OTHER	.04	90	RDS GROUNDS	.20	174
SECURITY TOTAL	.06	151	SECURITY	.06	127
SEC PAYROLL	.17	20	ADMINISTRATIVE	.56	181
SEC CONTRACTS	.06	127			
SEC OTHER	.02	43			

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
0-9 YEARS 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	298 BLDS 21,712,729 SQ.FT.					21,231,215 SQ.FT			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					289	11.28	11.23	8.28	14.64
RETAIL AREA	13.25	16.55	7.86	23.04	30				
OTHER AREA	8.71	8.10	3.52	12.57	9				
TOTAL RENT	11.54	11.36	8.41	14.83	290				
MISCELLANEOUS	.28	.10	.03	.27	159				
TOTAL INCOME	11.70	11.51	8.49	14.98	290				
EXPENSE									
CLEANING	.65	.64	.49	.83	282	.67	.65	.50	.84
REPAIR-MAINT	.64	.57	.43	.80	291	.65	.58	.44	.83
UTILITIES	1.47	1.47	1.09	1.83	287	1.50	1.53	1.11	1.87
RDS. GNDS. SEC	.33	.24	.17	.40	281	.33	.24	.17	.40
ADMINISTRATIVE	.66	.62	.44	.84	286	.66	.62	.44	.84
TOTAL OPER EXP	3.67	3.66	2.96	4.45	293	3.69	3.76	3.02	4.55
FIXED EXPENSES	1.50	1.26	.83	1.76	287	1.50	1.26	.83	1.76
TOTAL OPER+FIXED	5.13	4.94	4.02	6.05	294	5.24	5.04	4.12	6.11
LEASING EXP	.89	.21	.06	.65	230				
TOTAL PAYROLL	.54	.38	.26	.64	209				
TOTAL CONTRACT	1.30	1.28	.85	1.65	272				

AVG SQFT OFC TEN	5193	271	AVG OFFICE OCCUPANCY	82.3	292
AVG SQFT RET TEN	3586	34	AVG RETAIL OCCUPANCY	89.5	40
AVG SQFT OFC WORK	213	198	AVG RATE YR-END RENT	14.45	272
			RENTABLE GROSS SQFT	.95	298

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.64	235	ADMIN TOTAL	.64	230
PAYROLL	.20	38	PAYROLL	.28	89
CONTRACT	.55	227	MGMT FEES	.46	214
SUP MAT MISC	.06	178	LEGAL FEES	.03	98
TRASH REMOVAL	.04	206	AUDIT FEES	.03	75
			GEN OFC EXP	.04	125
REPR MAINT TOTAL	.57	234	OTHER ADM EXP	.03	110
PAYROLL	.26	157			
ELEVATOR	.07	219	FIXED EXP TOTAL	1.26	229
HVAC	.12	223	REAL ESTATE TAX	1.11	220
ELECTRICAL	.03	187	BUILDING INS	.16	223
STRUCT ROOF	.02	91	PERS PROP TAX	.01	23
PLUMBING	.01	160	OTHER TAXES	.05	46
FIRE LIFE SFTY	.01	111			
OTHER MAINT SUP	.13	220	LEASING EXPENSES	.28	182
			ADV PROMOTION	.03	129
UTILITIES TOTAL	1.50	233	COMM FEES	.20	132
ELECTRIC	1.36	232	TENANT ALTS	.29	91
GAS	.15	82	BUY OUTS	.25	12
FUEL OIL	.15	6			
PURCH STEAM	.20	6	TOTAL PAYROLL	.39	181
PURCH CH WTR	.02	3	CLEANING	.20	38
COAL			REPAIR MAINT	.26	157
WATER SEWER	.05	224	RDS GROUNDS	.08	24
			SECURITY	.22	29
RDS GNDS SEC TOT	.26	233	ADMINISTRATIVE	.28	89
RDS GNDS TOTAL	.17	215			
RDS GNDS PAYRL	.08	24	TOTAL CONTRACTS	1.34	234
RDS GNDS CONTR	.12	186	CLEANING	.55	227
RDS GNDS OTHER	.04	139	REPAIR MAINT	.24	173
SECURITY TOTAL	.09	189	RDS GROUNDS	.12	166
SEC PAYROLL	.22	29	SECURITY	.06	172
SEC CONTRACTS	.06	172	ADMINISTRATIVE	.52	181
SEC OTHER	.02	56			

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U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
0-9 YEARS 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	386 BLDS 68,729,619 SQ.FT					66,740,535 SQ.FT			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					354	17.16	13.38	9.49	16.99
RETAIL AREA	17.90	16.15	11.10	22.96	75				
OTHER AREA	7.13	5.89	4.15	10.50	22				
TOTAL RENT	17.65	13.40	10.14	17.17	359				
MISCELLANEOUS	.47	.12	.04	.49	252				
TOTAL INCOME	17.80	13.56	10.11	17.74	363				
EXPENSE									
CLEANING	.71	.67	.52	.80	370	.73	.68	.54	.84
REPAIR-MAINT	.75	.66	.45	.95	377	.77	.68	.46	1.00
UTILITIES	1.41	1.32	1.07	1.66	375	1.44	1.36	1.09	1.73
RDS GNDS SEC	.39	.32	.19	.51	365	.39	.32	.19	.51
ADMINISTRATIVE	.81	.72	.48	.97	370	.81	.72	.48	.97
TOTAL OPER EXP	4.01	3.88	3.23	4.68	378	4.04	3.95	3.27	4.73
FIXED EXPENSES	1.81	1.53	1.08	2.15	372	1.81	1.53	1.08	2.15
TOTAL OPER+FIXED	5.80	5.50	4.60	8.58	378	5.91	5.56	4.58	6.80
LEASING EXP	1.08	.37	.10	1.00	298				
TOTAL PAYROLL	.63	.52	.38	.73	343				
TOTAL CONTRACT	1.40	1.31	.89	1.82	358				

AVG SQFT OFC TEN	8016	350	AVG OFFICE OCCUPANCY	83.5	376
AVG SQFT RET TEN	2484	86	AVG RETAIL OCCUPANCY	87.5	102
AVG SQFT OFC WORK	284	290	AVG RATE YR END RENT	16.91	343
			RENTABLE GROSS SQFT	.95	386

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.67	303	ADMIN TOTAL	.74	298
PAYROLL	.15	77	PAYROLL	.24	202
CONTRACT	.54	294	MGMT FEES	.45	260
SUP MAT MISC	.05	249	LEGAL FEES	.02	171
TRASH REMOVAL	.03	265	AUDIT FEES	.04	120
			GEN OFC EXP	.05	229
REPR MAINT TOTAL	.66	304	OTHER ADM EXP	.03	206
PAYROLL	.28	255			
ELEVATOR	.09	296	FIXED EXP TOTAL	1.52	299
HVAC	.08	290	REAL ESTATE TAX	1.32	290
ELECTRICAL	.03	257	BUILDING INS	.18	287
STRUCT ROOF	.02	123	PERS PROP TAX	.01	66
PLUMBING	.01	231	OTHER TAXES	.04	67
FIRE LIFE SFTY	.02	163			
OTHER MAINT SUP	.12	286	LEASING EXPENSES	.50	237
			ADV PROMOTION	.04	176
UTILITIES TOTAL	1.32	304	COMM FEES	.20	192
ELECTRIC	1.23	304	TENANT ALTS	.47	156
GAS	.09	109	BUY OUTS	.15	25
FUEL OIL	.00	27			
PURCH STEAM	.30	5	TOTAL PAYROLL	.52	291
PURCH CH WTR	.44	7	CLEANING	.15	72
COAL	.31	1	REPAIR MAINT	.28	255
WATER SEWER	.06	293	RDS GROUNDS	.09	41
			SECURITY	.17	57
RDS GNDS SEC TOT	.32	303	ADMINISTRATIVE	.24	202
RDS GNDS TOTAL	.13	268			
RDS GNDS PAYRL	.09	41	TOTAL CONTRACTS	1.38	302
RDS GNDS CONTR	.10	242	CLEANING	.54	294
RDS GNDS OTHER	.02	166	REPAIR MAINT	.20	237
SECURITY TOTAL	.17	288	RDS GROUNDS	.10	242
SEC PAYROLL	.17	57	SECURITY	.14	253
SEC CONTRACTS	.14	253	ADMINISTRATIVE	.51	224
SEC OTHER	.02	100			

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U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
0-9 YEARS 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	130 BLDS 55,426,326 SQ.FT.					53,377,516 SQ.FT.			
INCOME	DOLLARS SQ.FT.		MID RANGE		# BLDS	DOLLAR SQ.FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					114	13.88	14.09	9.06	17.94
RETAIL AREA	24.15	15.53	6.74	22.46	58				
OTHER AREA	12.45	9.23	4.75	17.56	22				
TOTAL RENT	13.70	13.87	8.47	17.58	118				
MISCELLANEOUS	.47	.13	.03	.42	92				
TOTAL INCOME	13.82	14.09	8.95	17.67	120				
EXPENSE									
CLEANING	.80	.67	.55	.92	126	.83	.72	.56	.98
REPAIR MAINT	.97	.83	.60	1.09	127	.01	.87	.64	1.12
UTILITIES	1.43	1.30	1.06	1.66	127	.02	1.35	1.08	1.71
RDS GNDS SEC	.45	.34	.21	.55	127	.45	.34	.21	.55
ADMINISTRATIVE	.75	.73	.49	1.01	125	.75	.73	.49	1.01
TOTAL OPER EXP	4.38	4.18	3.48	5.01	127	2.05	4.26	3.56	5.06
FIXED EXPENSES	1.87	1.61	1.29	2.13	125	1.87	1.61	1.29	2.13
TOTAL OPER+FIXED	6.22	5.88	4.86	7.38	127	3.90	5.90	5.01	7.49
LEASING EXP	1.47	.25	.07	1.04	90				
TOTAL PAYROLL	.86	.59	.43	.94	123				
TOTAL CONTRACT	1.44	1.34	.93	1.95	125				

AVG SQFT OFC TEN	12085	117	AVG OFFICE OCCUPANCY	82.6	127
AVG SQFT RET TEN	2760	70	AVG RETAIL OCCUPANCY	81.6	73
AVG SQFT OFC WORK	288	110	AVG RATE YR END RENT	19.52	109
			RENTABLE GROSS SQFT	.92	130

COMPONENT COSTS: TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.68	121	ADMIN TOTAL	.74	119
PAYROLL	.37	34	PAYROLL	.20	101
CONTRACT	.57	119	MGMT FEES	.37	95
SUP MAT MISC	.04	99	LEGAL FEES	.02	74
TRASH REMOVAL	.03	102	AUDIT FEES	.03	57
			GEN OFC EXP	.06	112
			OTHER ADM EXP	.04	78
REPR MAINT TOTAL	.83	121			
PAYROLL	.30	108	FIXED EXP TOTAL	1.61	119
ELEVATOR	.17	120	REAL ESTATE TAX	1.37	114
HVAC	.08	117	BUILDING INS	.15	117
ELECTRICAL	.03	114	PERS PROP TAX	.01	36
STRUCT ROOF	.03	51	OTHER TAXES	.02	30
PLUMBING	.01	97			
FIRE LIFE SFTY	.02	71	LEASING EXPENSES	.25	84
OTHER MAINT SUP	.14	116	ADV PROMOTION	.03	68
			COMM FEES	.16	64
UTILITIES TOTAL	1.30	121	TENANT ALTS	.28	58
ELECTRIC	1.17	121	BUY-OUTS	.14	15
GAS	.04	40			
FUEL OIL	.01	16	TOTAL PAYROLL	.82	119
PURCH STEAM	.22	20	CLEANING	.37	34
PURCH CH WTR	.54	8	REPAIR MAINT	.30	108
COAL			RDS GROUNDS	.12	17
WATER SEWER	.04	116	SECURITY	.27	42
			ADMINISTRATIVE	.20	101
RDS GNDS SEC TOT	.34	121			
RDS GNDS TOTAL	.07	110	TOTAL CONTRACTS	1.35	121
RDS GNDS PAYRL	.12	17	CLEANING	.57	119
RDS GNDS CONTR	.06	93	REPAIR MAINT	.30	100
RDS GNDS OTHER	.01	69	RDS GROUNDS	.06	93
SECURITY TOTAL	.27	118	SECURITY	.17	105
SEC PAYROLL	.27	42	ADMINISTRATIVE	.33	92
SEC CONTRACTS	.17	105			
SEC OTHER	.02	57			

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
0-9 YEARS MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	69 BLDS 66,021,144 SQ.FT.					63,044,409 SQ.FT.			
INCOME	DOLLARS SQ.FT.		MID RANGE		# BLDS	DOLLAR SQ.FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					62	15.16	13.94	7.44	20.68
RETAIL AREA	15.82	15.40	8.12	25.02	41				
OTHER AREA	29.07	6.78	1.15	14.63	13				
TOTAL RENT	15.10	13.29	7.33	20.86	63				
MISCELLANEOUS	1.77	.29	.05	.53	45				
TOTAL INCOME	16.33	13.60	7.38	20.97	63				
EXPENSE									
CLEANING	.82	.77	.56	.99	69	.86	.80	.56	1.05
REPAIR MAINT	.98	.84	.63	1.13	69	1.00	.92	.65	1.20
UTILITIES	1.31	1.26	.90	1.62	69	1.36	1.30	.92	1.70
RDS GNDS SEC	.38	.32	.20	.43	69	.38	.32	.20	.43
ADMINISTRATIVE	.67	.57	.38	.89	69	.67	.57	.38	.89
TOTAL OPER EXP	4.13	3.94	3.22	4.83	69	4.32	4.23	3.28	5.24
FIXED EXPENSES	2.89	1.85	1.36	4.06	68	2.89	1.85	1.36	4.08
TOTAL OPER+FIXED	6.99	5.68	4.73	8.59	69	7.21	6.10	4.79	9.14
LEASING EXP	.62	.21	.06	.53	50				
TOTAL PAYROLL	.81	.55	.36	.84	67				
TOTAL CONTRACT	1.39	1.21	.96	1.81	57				

AVG SQFT OFC TEN	21943	62	AVG OFFICE OCCUPANCY	85.9	68
AVG SQFT RET TEN	3218	48	AVG RETAIL OCCUPANCY	85.8	51
AVG SQFT OFC WORK	291	61	AVG RATE YR END RENT	21.75	59
			RENTABLE GROSS SQFT	.94	69

COMPONENT COSTS: TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.77	63	ADMIN TOTAL	.56	63
PAYROLL	.09	18	PAYROLL	.18	59
CONTRACT	.62	63	MGMT FEES	.27	50
SUP MAT MISC	.05	56	LEGAL FEES	.02	39
TRASH REMOVAL	.03	55	AUDIT FEES	.01	31
			GEN OFC EXP	.06	55
			OTHER ADM EXP	.02	52
REPR MAINT TOTAL	.85	63			
PAYROLL	.33	53	FIXED EXP TOTAL	1.85	62
ELEVATOR	.20	62	REAL ESTATE TAX	1.66	60
HVAC	.08	57	BUILDING INS	.16	59
ELECTRICAL	.03	53	PERS PROP TAX	.01	11
STRUCT ROOF	.01	26	OTHER TAXES	.04	17
PLUMBING	.01	50			
FIRE LIFE SFTY	.01	35	LEASING EXPENSES	.20	48
OTHER MAINT SUP	.16	60	ADV PROMOTION	.03	33
			COMM FEES	.08	34
UTILITIES TOTAL	1.26	63	TENANT ALTS	.18	25
ELECTRIC	1.09	63	BUY-OUTS	.33	5
GAS	.03	21			
FUEL OIL	.00	6	TOTAL PAYROLL	.55	63
PURCH STEAM	.20	12	CLEANING	.09	18
PURCH CH WTR	.78	6	REPAIR MAINT	.33	53
COAL			RDS GROUNDS	.08	11
WATER SEWER	.04	58	SECURITY	.22	28
			ADMINISTRATIVE	.18	59
RDS GNDS SEC TOT	.32	63			
RDS GNDS TOTAL	.04	52	TOTAL CONTRACTS	1.21	63
RDS GNDS PAYRL	.08	11	CLEANING	.62	63
RDS GNDS CONTR	.03	40	REPAIR MAINT	.27	49
RDS GNDS OTHER	.01	33	RDS GROUNDS	.03	40
SECURITY TOTAL	.25	63	SECURITY	.16	54
SEC PAYROLL	.22	28	ADMINISTRATIVE	.28	44
SEC CONTRACTS	.16	54			
SEC OTHER	.01	38			

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
10-19 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	513 BLDS 130,838,113 SQ FT					123,483,194 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					480	12 77	11 20	8 08	14 47
RETAIL AREA	16 88	12 94	8 44	19 06	138				
OTHER AREA	14 90	7 79	5 24	17 08	76				
TOTAL RENT	12 59	11 15	8 06	14 60	487				
MISCELLANEOUS	99	12	02	44	349				
TOTAL INCOME	13 35	11 57	8 27	15 10	487				
EXPENSE									
CLEANING	97	72	55	99	503	1 02	75	57	1 03
REPAIR-MAINT	1 12	86	61	1 22	511	1 18	88	63	1 25
UTILITIES	1 95	1 79	1 36	2 25	507	2 05	1 85	1 40	2 38
RDS GNDS SEC	37	27	15	46	454	37	27	15	46
ADMINISTRATIVE	85	65	42	88	498	65	65	42	88
TOTAL OPER EXP	5 02	4 54	3 54	5 41	512	5 29	4 71	3 70	5 62
FIXED EXPENSES	2 29	1 31	86	1 92	503	2 29	1 31	86	1 92
TOTAL OPER+FIXED	7 28	5 92	4 68	7 24	512	7 57	6 09	4 80	7 58
LEASING EXP	56	31	11	74	422				
TOTAL PAYROLL	84	58	36	91	427				
TOTAL CONTRACT	1 55	1 37	89	1 89	492				

AVG SQFT OFC TEN	8495	478	AVG OFFICE OCCUPANCY	91 3	510
AVG SQFT RET TEN	3309	163	AVG RETAIL OCCUPANCY	93 0	179
AVG SQFT OFC WORK	261	374	AVG RATE YR END RENT	15 52	471
			RENTABLE GROSS SQFT	92	513

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	74	428	ADMIN TOTAL	65	419
PAYROLL	31	98	PAYROLL	24	256
CONTRACT	58	401	MGMT FEES	40	346
SUP MAT MISC	06	340	LEGAL FEES	03	235
TRASH REMOVAL	04	371	AUDIT FEES	03	169
			GEN OFC EXP	04	317
REPR MAINT TOTAL	87	432	OTHER ADM EXP	03	286
PAYROLL	35	316			
ELEVATOR	13	373	FIXED EXP TOTAL	1 35	426
HVAC	15	402	REAL ESTATE TAX	1 12	412
ELECTRICAL	05	355	BUILDING INS	16	406
STRUCT ROOF	04	205	PERS PROP TAX	01	82
PLUMBING	01	321	OTHER TAXES	04	97
FIRE LIFE SFTY	01	163			
OTHER MAINT SUP	17	407	LEASING EXPENSES	33	355
			ADV PROMOTION	03	227
UTILITIES TOTAL	1 81	429	COMM FEES	16	291
ELECTRIC	1 59	423	TENANT ALTS	32	236
GAS	13	221	BUY OUTS	14	21
FUEL OIL	07	26			
PURCH STEAM	38	49	TOTAL PAYROLL	59	365
PURCH CH WTR	60	13	CLEANING	31	98
COAL	68	1	REPAIR MAINT	35	316
WATER SEWER	06	415	RDS GROUNDS	08	46
			SECURITY	20	74
RDS GNDS SEC TOT	27	421	ADMINISTRATIVE	24	256
RDS GNDS TOTAL	09	376			
RDS GNDS PAYRL	08	46	TOTAL CONTRACTS	1 40	426
RDS GNDS CONTR	07	317	CLEANING	58	401
RDS GNDS OTHER	03	208	REPAIR MAINT	33	320
SECURITY TOTAL	19	337	RDS GROUNDS	07	317
SEC PAYROLL	20	74	SECURITY	15	285
SEC CONTRACTS	15	285	ADMINISTRATIVE	41	331
SEC OTHER	01	111			

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
10-19 YEARS LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	111 BLDS 2,842,583 SQ FT					2,748,987 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					107	11 54	9 59	7 32	12 45
RETAIL AREA	8 39	10 03	6 48	19 49	6				
OTHER AREA	5 25	4 37			3				
TOTAL RENT	11 62	9 83	7 64	12 73	108				
MISCELLANEOUS	66	09	01	34	70				
TOTAL INCOME	12 06	9 96	7 73	13 01	108				
EXPENSE									
CLEANING	75	70	50	90	108	78	70	53	95
REPAIR-MAINT	93	68	47	95	109	96	71	48	1 03
UTILITIES	1 95	1 76	1 23	2 23	108	2 02	1 82	1 28	2 34
RDS GNDS SEC	36	26	14	48	103	36	26	14	48
ADMINISTRATIVE	76	55	39	85	105	76	55	39	85
TOTAL OPER EXP	4 70	4 00	2 93	5 20	110	4 78	4 23	3 10	5 41
FIXED EXPENSES	1 61	1 09	72	1 69	108	1 61	1 09	72	1 69
TOTAL OPER+FIXED	6 29	5 18	3 87	6 80	110	6 52	5 39	3 93	7 19
LEASING EXP	63	33	12	89	82				
TOTAL PAYROLL	64	38	20	75	66				
TOTAL CONTRACT	1 54	1 35	85	1 74	106				

AVG SQFT OFC TEN	1937	105	AVG OFFICE OCCUPANCY	90 0	111
AVG SQFT RET TEN	1338	6	AVG RETAIL OCCUPANCY	81 0	6
AVG SQFT OFC WORK	186	76	AVG RATE YR END RENT	12 31	104
			RENTABLE GROSS SQFT	93	111

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	69	99	ADMIN TOTAL	55	96
PAYROLL	27	9	PAYROLL	30	29
CONTRACT	57	90	MGMT FEES	43	86
SUP MAT MISC	07	77	LEGAL FEES	03	48
TRASH REMOVAL	05	84	AUDIT FEES	06	34
			GEN OFC EXP	04	59
REPR MAINT TOTAL	68	100	OTHER ADM EXP	03	56
PAYROLL	26	52			
ELEVATOR	07	55	FIXED EXP TOTAL	1 09	98
HVAC	16	96	REAL ESTATE TAX	93	95
ELECTRICAL	05	79	BUILDING INS	15	93
STRUCT ROOF	06	52	PERS PROP TAX	01	5
PLUMBING	02	76	OTHER TAXES	01	17
FIRE LIFE SFTY	01	35			
OTHER MAINT SUP	14	91	LEASING EXPENSES	36	76
			ADV PROMOTION	04	50
UTILITIES TOTAL	1 80	99	COMM FEES	20	59
ELECTRIC	1 45	97	TENANT ALTS	49	40
GAS	18	46	BUY OUTS	15	1
FUEL OIL	06	2			
PURCH STEAM	57	1	TOTAL PAYROLL	40	60
PURCH CH WTR			CLEANING	27	9
COAL			REPAIR MAINT	26	52
WATER SEWER	06	95	RDS GROUNDS	14	7
			SECURITY	16	8
RDS GNDS SEC TOT	25	97	ADMINISTRATIVE	30	29
RDS GNDS TOTAL	19	96			
RDS GNDS PAYRL	14	7	TOTAL CONTRACTS	1 35	99
RDS GNDS CONTR	15	85	CLEANING	57	90
RDS GNDS OTHER	08	50	REPAIR MAINT	33	64
SECURITY TOTAL	10	44	RDS GROUNDS	15	85
SEC PAYROLL	16	8	SECURITY	06	33
SEC CONTRACTS	06	33	ADMINISTRATIVE	46	77
SEC OTHER	03	10			

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
10-19 YEARS 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	98 BLDS 7,201,514 SQ.FT.					7,080,080 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					98	10.44	10.21	7.80	12.39
RETAIL AREA	16.37	16.63	12.44	33.54	13				
OTHER AREA	20.97	3.13			3				
TOTAL RENT	10.80	10.31	7.87	13.87	98				
MISCELLANEOUS	.37	.05	.01	.39	71				
TOTAL INCOME	11.08	10.32	8.04	14.44	98				
EXPENSE									
CLEANING	.77	.69	.57	.95	98	.79	.72	.57	.99
REPAIR MAINT	.88	.79	.58	1.10	98	.89	.83	.58	1.15
UTILITIES	1.83	1.81	1.53	2.23	97	1.86	1.82	1.53	2.30
RDS GNDS SEC	.29	.21	.13	.39	95	.29	.21	.13	.39
ADMINISTRATIVE	.74	.71	.44	.91	97	.74	.71	.44	.91
TOTAL OPER EXP	4.45	4.54	3.72	5.18	98	4.53	4.59	3.74	5.32
FIXED EXPENSES	1.26	1.20	.80	1.72	98	1.26	1.20	.80	1.72
TOTAL OPER+FIXED	5.69	5.85	4.62	6.74	98	5.79	5.85	4.75	6.98
LEASING EXP	.88	.31	.08	.83	81				
TOTAL PAYROLL	.69	.51	.31	.87	77				
TOTAL CONTRACT	1.39	1.38	.89	1.88	93				

AVG SQFT OFC TEN	3091	93	AVG OFFICE OCCUPANCY	89.7	97
AVG SQFT RET TEN	2910	15	AVG RETAIL OCCUPANCY	99.5	16
AVG SQFT OFC WORK	252	67	AVG RATE YR-END RENT	14.50	93
			RENTABLE GROSS SQFT	.92	98

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.72	77
PAYROLL	.51	15
CONTRACT	.57	72
SUP MAT MISC	.07	57
TRASH REMOVAL	.04	69
REPR MAINT TOTAL	.87	77
PAYROLL	.33	53
ELEVATOR	.08	73
HVAC	.18	75
ELECTRICAL	.04	59
STRUCT ROOF	.03	33
PLUMBING	.01	53
FIRE LIFE SFTY	.01	28
OTHER MAINT SUP	.19	74
UTILITIES TOTAL	1.83	77
ELECTRIC	1.57	77
GAS	.21	40
FUEL OIL	.35	2
PURCH STEAM	.97	2
PURCH CH WTR		
COAL		
WATER SEWER	.07	74
RDS GNDS SEC TOT	.21	75
RDS GNDS TOTAL	.14	67
RDS GNDS PAYRL	.07	8
RDS GNDS CONTR	.09	56
RDS GNDS OTHER	.05	41
SECURITY TOTAL	.12	57
SEC PAYROLL	.18	13
SEC CONTRACTS	.09	46
SEC OTHER	.03	12

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.71	78
PAYROLL	.29	36
MGMT FEES	.45	65
LEGAL FEES	.02	40
AUDIT FEES	.02	25
GEN OFC EXP	.05	56
OTHER ADM EXP	.04	52
FIXED EXP TOTAL	1.23	77
REAL ESTATE TAX	1.01	75
BUILDING INS	.16	78
PERS PROP TAX	.00	12
OTHER TAXES	.05	14
LEASING EXPENSES	.31	66
ADV PROMOTION	.02	45
COMM FEES	.20	55
TENANT ALTS	.33	42
BUY OUTS	*.64	3
TOTAL PAYROLL	.47	63
CLEANING	.51	15
REPAIR MAINT	.33	53
RDS GROUNDS	.07	8
SECURITY	.16	13
ADMINISTRATIVE	.29	36
TOTAL CONTRACTS	1.43	78
CLEANING	.57	72
REPAIR MAINT	.37	59
RDS GROUNDS	.09	56
SECURITY	.09	46
ADMINISTRATIVE	.48	58

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
10-19 YEARS 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	178 BLDS 31,886,093 SQ.FT.					30,405,838 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					164	12.04	11.91	8.47	14.53
RETAIL AREA	14.58	11.92	8.91	17.48	53				
OTHER AREA	8.71	6.09	5.31	10.70	30				
TOTAL RENT	12.22	11.95	8.47	14.64	165				
MISCELLANEOUS	.37	.09	.02	.34	115				
TOTAL INCOME	12.47	12.22	8.64	14.88	165				
EXPENSE									
CLEANING	.78	.70	.55	.93	178	.81	.71	.50	1.00
REPAIR MAINT	1.01	.87	.66	1.28	178	1.05	.90	.68	1.32
UTILITIES	1.77	1.73	1.32	2.09	177	1.83	1.78	1.34	2.20
RDS GNDS SEC	.38	.32	.16	.49	173	.38	.32	.16	.49
ADMINISTRATIVE	.74	.69	.48	.96	173	.74	.69	.48	.96
TOTAL OPER EXP	4.63	4.57	3.60	5.37	178	4.80	4.78	3.72	5.58
FIXED EXPENSES	1.57	1.32	.93	1.89	174	1.57	1.32	.93	1.89
TOTAL OPER+FIXED	6.17	5.95	4.78	7.06	178	6.36	6.08	4.84	7.23
LEASING EXP	.62	.28	.13	.71	150				
TOTAL PAYROLL	.79	.62	.45	.90	169				
TOTAL CONTRACT	1.54	1.39	.95	1.95	171				

AVG SQFT OFC TEN	5304	167	AVG OFFICE OCCUPANCY	89.6	178
AVG SQFT RET TEN	3197	61	AVG RETAIL OCCUPANCY	95.5	66
AVG SQFT OFC WORK	256	132	AVG RATE YR-END RENT	15.80	166
			RENTABLE GROSS SQFT	.91	178

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.73	148
PAYROLL	.30	40
CONTRACT	.57	140
SUP MAT MISC	.06	120
TRASH REMOVAL	.04	129
REPR MAINT TOTAL	.89	150
PAYROLL	.36	131
ELEVATOR	.12	144
HVAC	.12	138
ELECTRICAL	.04	128
STRUCT ROOF	.03	69
PLUMBING	.01	112
FIRE LIFE SFTY	.01	60
OTHER MAINT SUP	.16	144
UTILITIES TOTAL	1.76	149
ELECTRIC	1.59	148
GAS	.07	80
FUEL OIL	.09	13
PURCH STEAM	.36	14
PURCH CH WTR	.50	3
COAL		
WATER SEWER	.07	145
RDS GNDS SEC TOT	.32	146
RDS GNDS TOTAL	.07	127
RDS GNDS PAYRL	.10	19
RDS GNDS CONTR	.05	102
RDS GNDS OTHER	.02	68
SECURITY TOTAL	.22	138
SEC PAYROLL	.24	25
SEC CONTRACTS	.17	120
SEC OTHER	.01	39

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.67	145
PAYROLL	.23	107
MGMT FEES	.41	120
LEGAL FEES	.03	88
AUDIT FEES	.03	54
GEN OFC EXP	.04	117
OTHER ADM EXP	.02	98
FIXED EXP TOTAL	1.33	147
REAL ESTATE TAX	1.12	143
BUILDING INS	.15	142
PERS PROP TAX	.01	40
OTHER TAXES	.06	42
LEASING EXPENSES	.33	124
ADV PROMOTION	.02	83
COMM FEES	.12	105
TENANT ALTS	.35	91
BUY OUTS	.13	8
TOTAL PAYROLL	.61	144
CLEANING	.30	40
REPAIR MAINT	.36	131
RDS GROUNDS	.10	19
SECURITY	.24	25
ADMINISTRATIVE	.23	107
TOTAL CONTRACTS	1.45	148
CLEANING	.57	140
REPAIR MAINT	.30	121
RDS GROUNDS	.05	102
SECURITY	.17	120
ADMINISTRATIVE	.45	122

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
10-19 YEARS 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	74 BLDS 32,279,996 SQ FT					30,653,550 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					68	13.21	12.38	9.26	15.38
RETAIL AREA	10.51	10.54	7.13	17.89	31				
OTHER AREA	8.86	8.53	1.24	17.41	16				
TOTAL RENT	12.78	12.22	8.65	15.59	70				
MISCELLANEOUS	1.68	16	04	69	54				
TOTAL INCOME	14.11	12.80	9.34	15.97	70				
EXPENSE									
CLEANING	89	77	55	1.12	73	94	81	61	1.17
REPAIR MAINT	1.00	94	71	1.19	74	1.05	1.02	74	1.27
UTILITIES	1.93	1.96	1.37	2.41	73	2.01	2.02	1.40	2.55
RDS GNDS SEC	35	27	16	44	73	35	27	+16	44
ADMINISTRATIVE	59	60	39	78	71	59	60	39	78
TOTAL OPER EXP	4.88	4.60	3.85	5.68	74	4.90	4.85	3.98	6.12
FIXED EXPENSES	1.95	1.51	95	2.41	73	1.95	1.51	95	2.41
TOTAL OPER+FIXED	6.60	6.28	5.08	7.73	74	6.82	6.62	5.20	8.08
LEASING EXP	55	33	10	65	65				
TOTAL PAYROLL	82	54	38	91	67				
TOTAL CONTRACT	1.38	1.33	76	1.91	72				

AVG SQFT OFC TEN	11198	68	AVG OFFICE OCCUPANCY	91.0	73
AVG SQFT RET TEN	2763	41	AVG RETAIL OCCUPANCY	90.0	46
AVG SQFT OFC WORK	237	61	AVG RATE YR-END RENT	17.60	68
			RENTABLE GROSS SQFT	93	74

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	77	59	ADMIN TOTAL	64	57
PAYROLL	33	21	PAYROLL	18	44
CONTRACT	59	56	MGMT FEES	35	45
SUP MAT MISC	05	48	LEGAL FEES	03	33
TRASH REMOVAL	03	50	AUDIT FEES	03	30
REPR MAINT TOTAL	97	60	GEN OFC EXP	04	47
PAYROLL	38	44	OTHER ADM EXP	04	44
ELEVATOR	22	57	FIXED EXP TOTAL	1.51	59
HVAC	09	52	REAL ESTATE TAX	1.37	57
ELECTRICAL	05	48	BUILDING INS	16	53
STRUCT ROOF	03	25	PERS PROP TAX	01	18
PLUMBING	01	43	OTHER TAXES	05	15
FIRE LIFE SFTY	01	18	LEASING EXPENSES	37	51
OTHER MAINT SUP	16	55	ADV PROMOTION	02	31
UTILITIES TOTAL	1.96	59	COMM FEES	20	38
ELECTRIC	1.66	57	TENANT ALTS	23	36
GAS	06	30	BUY-OUTS	16	7
FUEL OIL	00	5	TOTAL PAYROLL	54	55
PURCH STEAM	19	13	CLEANING	33	21
PURCH CH WTR	67	5	REPAIR MAINT	38	44
COAL			RDS GROUNDS	04	9
WATER SEWER	06	57	SECURITY	21	15
RDS GNDS SEC TOT	27	59	ADMINISTRATIVE	18	44
RDS GNDS TOTAL	05	49	TOTAL CONTRACTS	1.33	59
RDS GNDS PAYRL	04	9	CLEANING	59	56
RDS GNDS CONTR	03	40	REPAIR MAINT	33	41
RDS GNDS OTHER	01	31	RDS GROUNDS	03	40
SECURITY TOTAL	22	56	SECURITY	18	51
SEC PAYROLL	21	15	ADMINISTRATIVE	33	40
SEC CONTRACTS	18	51			
SEC OTHER	01	24			

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
10-19 YEARS MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	* 52 BLDS 56,827,927 SQ FT					52,614,759 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					45	13.38	13.78	10.57	18.55
RETAIL AREA	20.34	14.74	7.73	19.66	35				
OTHER AREA	18.01	11.00	6.28	50.95	24				
TOTAL RENT	12.97	13.09	9.05	17.87	48				
MISCELLANEOUS	1.00	38	14	1.20	39				
TOTAL INCOME	13.77	14.86	9.72	18.19	48				
EXPENSE									
CLEANING	1.14	1.05	82	1.56	52	1.23	1.07	88	1.59
REPAIR MAINT	1.29	1.09	83	1.53	52	1.39	1.20	87	1.69
UTILITIES	2.08	1.98	1.41	2.53	52	2.23	2.21	1.52	2.70
RDS GNDS SEC	38	31	16	50	50	38	31	16	50
ADMINISTRATIVE	63	57	40	71	52	63	57	40	71
TOTAL OPER EXP	5.51	5.19	4.13	6.49	52	5.92	5.54	4.57	6.88
FIXED EXPENSES	3.03	1.90	1.40	4.49	52	3.03	1.90	1.40	4.49
TOTAL OPER+FIXED	8.54	8.14	5.63	10.23	52	8.95	8.37	6.07	10.92
LEASING EXP	50	31	08	51	44				
TOTAL PAYROLL	91	74	44	1.07	48				
TOTAL CONTRACT	1.67	1.45	99	2.20	50				

AVG SQFT OFC TEN	23733	45	AVG OFFICE OCCUPANCY	92.7	51
AVG SQFT RET TEN	3864	40	AVG RETAIL OCCUPANCY	93.4	45
AVG SQFT OFC WORK	290	38	AVG RATE YR-END RENT	21.48	40
			RENTABLE GROSS SQFT	91	52

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.05	45	ADMIN TOTAL	57	45
PAYROLL	52	13	PAYROLL	21	40
CONTRACT	67	43	MGMT FEES	26	30
SUP MAT MISC	08	38	LEGAL FEES	02	26
TRASH REMOVAL	06	39	AUDIT FEES	01	26
REPR MAINT TOTAL	1.11	45	GEN OFC EXP	04	38
PAYROLL	41	38	OTHER ADM EXP	05	36
ELEVATOR	24	44	FIXED EXP TOTAL	1.87	45
HVAC	16	41	REAL ESTATE TAX	1.65	42
ELECTRICAL	05	41	BUILDING INS	20	42
STRUCT ROOF	05	26	PERS PROP TAX	02	7
PLUMBING	01	37	OTHER TAXES	03	9
FIRE LIFE SFTY	02	22	LEASING EXPENSES	31	38
OTHER MAINT SUP	20	43	ADV PROMOTION	02	18
UTILITIES TOTAL	2.13	45	COMM FEES	15	34
ELECTRIC	1.82	44	TENANT ALTS	23	27
GAS	05	25	BUY-OUTS	05	2
FUEL OIL	05	4	TOTAL PAYROLL	74	43
PURCH STEAM	43	19	CLEANING	52	13
PURCH CH WTR	73	5	REPAIR MAINT	41	38
COAL	68	1	RDS GROUNDS	04	3
WATER SEWER	05	44	SECURITY	22	13
RDS GNDS SEC TOT	31	44	ADMINISTRATIVE	21	40
RDS GNDS TOTAL	03	37	TOTAL CONTRACTS	1.51	44
RDS GNDS PAYRL	04	3	CLEANING	67	43
RDS GNDS CONTR	03	34	REPAIR MAINT	35	35
RDS GNDS OTHER	01	16	RDS GROUNDS	03	34
SECURITY TOTAL	27	42	SECURITY	16	35
SEC PAYROLL	22	13	ADMINISTRATIVE	19	34
SEC CONTRACTS	16	35			
SEC OTHER	01	26			

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
20-29 YEARS ALL SIZES

INCOME	TOTAL BUILDING RENTABLE AREA 177 BLDS 38,809,866 SQ FT DOLLARS SQ FT AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA 38,643,834 SQ FT DOLLAR SQ FT AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA					159	13.89	11.98	7.83	14.82
RETAIL AREA	18.64	14.11	6.91	21.21	62				
OTHER AREA	13.31	5.92	3.11	11.06	36				
TOTAL RENT	13.97	11.94	8.09	14.91	162				
MISCELLANEOUS	1.51	.19	.02	.53	105				
TOTAL INCOME	15.06	12.56	8.37	15.58	162				
EXPENSE									
CLEANING	1.35	.83	.57	1.22	177	1.43	.90	.59	1.34
REPAIR-MAINT	1.42	1.23	.86	1.62	177	1.50	1.30	.92	1.77
UTILITIES	2.11	1.79	1.41	2.26	177	2.22	1.88	1.49	2.38
RDS GNDS SEC	.38	.30	.15	.50	168	.38	.30	.15	.50
ADMINISTRATIVE	.69	.69	.40	1.06	175	.69	.69	.40	1.06
TOTAL OPER EXP	5.93	5.17	4.02	6.20	177	6.26	5.44	4.12	6.62
FIXED EXPENSES	2.94	1.41	.97	2.60	171	2.94	1.41	.97	2.60
TOTAL OPER+FIXED	8.65	6.92	5.04	8.44	177	9.14	7.16	5.34	8.99
LEASING EXP	.74	.28	.07	.84	117				
TOTAL PAYROLL	1.27	.84	.56	1.42	159				
TOTAL CONTRACT	2.00	1.44	.90	2.22	174				

AVG SQFT OFC TEN	6970	164	AVG OFFICE OCCUPANCY	92.2	177
AVG SQFT RET TEN	3299	72	AVG RETAIL OCCUPANCY	97.6	77
AVG SQFT OFC WORK	260	143	AVG RATE YR END RENT	16.25	145
			RENTABLE GROSS SQFT	.94	177

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.86	157	ADMIN TOTAL	.68	155
PAYROLL	.46	55	PAYROLL	.25	105
CONTRACT	.64	142	MGMT FEES	.36	124
SUP MAT MISC	.06	129	LEGAL FEES	.04	77
TRASH REMOVAL	.05	137	AUDIT FEES	.03	66
			GEN OFC EXP	.04	113
			OTHER ADM EXP	.03	113
REPR MAINT TOTAL	1.25	157			
PAYROLL	.51	121	FIXED EXP TOTAL	1.46	154
ELEVATOR	.17	146	REAL ESTATE TAX	1.16	152
HVAC	.14	144	BUILDING INS	.21	145
ELECTRICAL	.06	140	PERS PROP TAX	.00	31
STRUCT ROOF	.13	68	OTHER TAXES	.06	60
PLUMBING	.02	124			
FIRE LIFE SFTY	.02	75	LEASING EXPENSES		
OTHER MAINT SUP	.22	152	ADV PROMOTION	.24	102
			COMM FEES	.03	66
UTILITIES TOTAL	1.83	157	TENANT ALTS	.07	73
ELECTRIC	1.47	154	BUY OUTS	.36	68
GAS	.18	107		.15	6
FUEL OIL	.02	18	TOTAL PAYROLL	.88	143
PURCH STEAM	.46	38	CLEANING	.46	55
PURCH CH WTR	.63	3	REPAIR MAINT	.51	121
COAL	.07	1	RDS GROUNDS	.07	29
WATER SEWER	.07	148	SECURITY	.26	46
			ADMINISTRATIVE	.25	105
RDS GNDS SEC TOT	.30	148			
RDS GNDS TOTAL	.07	117	TOTAL CONTRACTS	1.44	157
RDS GNDS PAYRL	.07	29	CLEANING	.64	142
RDS GNDS CONTR	.04	92	REPAIR MAINT	.40	120
RDS GNDS OTHER	.02	74	RDS GROUNDS	.04	92
SECURITY TOTAL	.22	133	SECURITY	.16	103
SEC PAYROLL	.25	46	ADMINISTRATIVE	.41	113
SEC CONTRACTS	.16	103			
SEC OTHER	.02	46			

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
20-29 YEARS LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA 30 BLDS 769,031 SQ FT DOLLARS SQ FT AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA 760,607 SQ FT DOLLAR SQ FT AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA					28	8.85	8.43	6.49	10.98
RETAIL AREA	15.29	14.84			2				
OTHER AREA	3.00	3.00			1				
TOTAL RENT	9.21	9.43	6.55	10.79	29				
MISCELLANEOUS	2.14	.15	.01	.2	13				
TOTAL INCOME	10.18	9.47	6.55	12.2	29				
EXPENSE									
CLEANING	.85	.68	.48	1.07	30	.86	.71	.48	1.07
REPAIR-MAINT	1.28	.92	.63	1.25	30	1.29	.95	.67	1.25
UTILITIES	2.20	1.75	1.42	2.82	30	2.22	1.75	1.42	2.82
RDS GNDS SEC	.50	.33	.14	.62	28	.50	.33	.14	.62
ADMINISTRATIVE	.64	.41	.32	.84	29	.64	.41	.32	.84
TOTAL OPER EXP	5.42	4.43	3.10	5.82	30	5.47	4.47	3.26	5.82
FIXED EXPENSES	1.32	1.01	.70	1.48	29	1.32	1.01	.70	1.48
TOTAL OPER+FIXED	6.65	5.48	3.98	7.15	30	6.90	5.55	3.98	7.15
LEASING EXP	.39	.24	.07	.7	17				
TOTAL PAYROLL	.97	.55	.27	.66	21				
TOTAL CONTRACT	1.79	1.47	1.09	2.09	29				

AVG SQFT OFC TEN	1391	29	AVG OFFICE OCCUPANCY	87.8	30
AVG SQFT RET TEN	948	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	180	24	AVG RATE YR END RENT	10.43	25
			RENTABLE GROSS SQFT	.85	30

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.67	25	ADMIN TOTAL	.39	24
PAYROLL	.65	4	PAYROLL	.26	7
CONTRACT	.59	23	MGMT FEES	.34	19
SUP MAT MISC	.07	17	LEGAL FEES	.04	5
TRASH REMOVAL	.06	22	AUDIT FEES	.05	7
			GEN OFC EXP	.05	11
			OTHER ADM EXP	.04	17
REPR MAINT TOTAL	.89	25			
PAYROLL	.45	15	FIXED EXP TOTAL	.99	24
ELEVATOR	.10	17	REAL ESTATE TAX	.83	24
HVAC	.16	21	BUILDING INS	.14	24
ELECTRICAL	.04	20	PERS PROP TAX	.03	1
STRUCT ROOF	.07	9	OTHER TAXES	.02	4
PLUMBING	.03	17			
FIRE LIFE SFTY	.01	9	LEASING EXPENSES		
OTHER MAINT SUP	.28	24	ADV PROMOTION	.16	13
			COMM FEES	.07	7
UTILITIES TOTAL	1.86	25	TENANT ALTS	.03	6
ELECTRIC	1.52	25	BUY OUTS	.26	8
GAS	.18	23			
FUEL OIL			TOTAL PAYROLL	.56	17
PURCH STEAM			CLEANING	.65	4
PURCH CH WTR			REPAIR MAINT	.45	15
COAL			RDS GROUNDS	.17	4
WATER SEWER	.07	25	SECURITY	.16	2
			ADMINISTRATIVE	.26	7
RDS GNDS SEC TOT	.32	23			
RDS GNDS TOTAL	.22	21	TOTAL CONTRACTS	1.47	25
RDS GNDS PAYRL	.17	4	CLEANING	.59	23
RDS GNDS CONTR	.08	16	REPAIR MAINT	.48	21
RDS GNDS OTHER	.06	12	RDS GROUNDS	.08	16
SECURITY TOTAL	.24	17	SECURITY	.28	14
SEC PAYROLL	.16	2	ADMINISTRATIVE	.34	16
SEC CONTRACTS	.28	14			
SEC OTHER	.03	8			

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
20-29 YEARS 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	29 BLDS 2,058,066 SQ FT					1,948,547 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					28	10.74	11.61	7.71	14.29
RETAIL AREA	24.14	20.37	12.80	24.47	9				
OTHER AREA	.58	4.52	.66	9.33	4				
TOTAL RENT	11.53	12.46	8.01	14.60	29				
MISCELLANEOUS	.31	.08	.01	.56	15				
TOTAL INCOME	11.70	13.25	8.03	15.06	29				
EXPENSE									
CLEANING	.75	.64	.52	.96	29	.78	.64	.52	.99
REPAIR MAINT	1.11	.96	.74	1.53	29	1.16	1.04	.78	1.56
UTILITIES	1.80	1.83	1.57	2.07	29	1.89	1.88	1.83	2.07
RDS GNDS SEC	.29	.29	.10	.36	27	.29	.29	.10	.38
ADMINISTRATIVE	.95	.80	.45	1.22	29	.95	.80	.45	1.22
TOTAL OPER EXP	4.88	4.44	3.98	5.94	29	5.12	4.47	4.04	6.05
FIXED EXPENSES	1.50	1.32	1.04	1.79	28	1.50	1.32	1.04	1.79
TOTAL OPER+FIXED	6.34	6.14	5.18	7.20	29	6.64	6.24	5.18	7.44
LEASING EXP	.50	.14	.05	.64	22				
TOTAL PAYROLL	1.08	.82	.59	1.28	22				
TOTAL CONTRACT	1.33	1.21	.72	1.87	27				

AVG SQFT OFC TEN	3150	27	AVG OFFICE OCCUPANCY	88.7	29
AVG SQFT RET TEN	3712	9	AVG RETAR OCCUPANCY	92.0	10
AVG SQFT OFC WORK	297	23	AVG RATE YR-END RENT	12.94	27
			RENTABLE GROSS SQFT	.92	29

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.64	25	ADMIN TOTAL	.80	25
PAYROLL	.40	9	PAYROLL	.34	13
CONTRACT	.48	23	MGMT FEES	.49	22
SUP MAT MISC	.07	22	LEGAL FEES	.05	13
TRASH REMOVAL	.04	22	AUDIT FEES	.04	13
			GEN OFC EXP	.05	14
			OTHER ADM EXP	.06	16
REPR MAINT TOTAL	1.04	25			
PAYROLL	.52	16	FIXED EXP TOTAL	1.37	24
ELEVATOR	.16	25	REAL ESTATE TAX	1.04	24
HVAC	.13	25	BUILDING INS	.19	24
ELECTRICAL	.06	24	PERS PROP TAX	.00	4
STRUCT ROOF	.18	14	OTHER TAXES	.29	8
PLUMBING	.02	22			
FIRE LIFE SFTY	.01	9	LEASING EXPENSES		
OTHER MAINT SUP	.19	23	AD / PROMOTION	.14	18
			COMM FEES	.03	13
UTILITIES TOTAL	1.85	25	TENANT ALTS	.03	12
ELECTRIC	1.57	25		.08	10
GAS	.21	19	BUY-OUTS		
FUEL OIL	.12	2			
PURCH STEAM	.28	3	TOTAL PAYROLL	.86	20
PURCH CH WTR			CLEANING	.40	9
COAL			REPAIR MAINT	.52	16
WATER SEWER	.07	25	RDS GROUNDS	.09	5
			SECURITY	.27	7
RDS GNDS SEC TOT	.29	23	ADMINISTRATIVE	.34	13
RDS GNDS TOTAL	.06	20			
RDS GNDS PAYRL	.09	5	TOTAL CONTRACTS	1.22	25
RDS GNDS CONTR	.07	16	CLEANING	.48	23
RDS GNDS OTHER	.01	14	REPAIR MAINT	.37	16
SECURITY TOTAL	.24	18	RDS GROUNDS	.07	16
SEC PAYROLL	.27	7	SECURITY	.07	15
SEC CONTRACTS	.07	15	ADMINISTRATIVE	.50	20
SEC OTHER	.02	4			

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U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
20-29 YEARS 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	82 BLDS 15,206,854 SQ FT					14,160,201 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					73	13.14	12.58	6.59	17.27
RETAIL AREA	20.60	13.00	6.65	20.06	39				
OTHER AREA	11.95	10.42	2.83	33.42	20				
TOTAL RENT	13.47	12.57	8.71	17.76	74				
MISCELLANEOUS	.61	.21	.02	.42	51				
TOTAL INCOME	13.89	13.21	9.11	17.99	74				
EXPENSE									
CLEANING	1.02	.86	.63	1.21	82	1.09	.96	.72	1.32
REPAIR MAINT	1.42	1.33	1.00	1.75	82	1.52	1.42	1.09	1.86
UTILITIES	1.87	1.81	1.33	2.34	82	2.00	1.90	1.41	2.51
RDS GNDS SEC	.40	.28	.14	.50	79	.40	.28	.14	.50
ADMINISTRATIVE	.79	.72	.43	1.07	81	.79	.72	.43	1.07
TOTAL OPER EXP	5.48	5.46	4.15	6.36	82	5.88	5.85	4.56	6.76
FIXED EXPENSES	1.96	1.44	.92	2.69	80	1.96	1.44	.92	2.69
TOTAL OPER+FIXED	7.40	7.22	5.27	8.53	82	7.84	7.58	5.84	9.02
LEASING EXP	.73	.30	.06	.91	54				
TOTAL PAYROLL	1.28	.87	.65	1.56	81				
TOTAL CONTRACT	1.63	1.45	.94	2.29	82				

AVG SQFT OFC TEN	5949	76	AVG OFFICE OCCUPANCY	92.4	82
AVG SQFT RET TEN	2736	41	AVG RETAR OCCUPANCY	97.2	44
AVG SQFT OFC WORK	265	68	AVG RATE YR-END RENT	17.25	64
			RENTABLE GROSS SQFT	.91	82

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.69	74	ADMIN TOTAL	.71	73
PAYROLL	.61	27	PAYROLL	.21	59
CONTRACT	.67	67	MGMT FEES	.35	[illegible]
SUP MAT MISC	.05	62	LEGAL FEES	.04	39
TRASH REMOVAL	.05	66	AUDIT FEES	.03	33
			GEN OFC EXP	.03	59
			OTHER ADM EXP	.03	53
REPR MAINT TOTAL	1.33	74			
PAYROLL	.53	64	FIXED EXP TOTAL	1.47	74
ELEVATOR	.16	72	REAL ESTATE TAX	1.23	72
HVAC	.13	69	BUILDING INS	.22	67
ELECTRICAL	.07	67	PERS PROP TAX	.00	19
STRUCT ROOF	.17	34	OTHER TAXES	.08	29
PLUMBING	.02	62			
FIRE LIFE SFTY	.02	40	LEASING EXPENSES		
OTHER MAINT SUP	.21	72	ADV PROMOTION	.30	49
			COMM FEES	.03	35
UTILITIES TOTAL	1.84	74	TENANT ALTS	.06	43
ELECTRIC	1.50	71		.35	35
GAS	.15	45	BUY-OUTS	.24	4
FUEL OIL	.05	10			
PURCH STEAM	.44	16	TOTAL PAYROLL	.87	73
PURCH CH WTR	1.36	1	CLEANING	.61	27
COAL	.07	1	REPAIR MAINT	.53	[illegible]
WATER SEWER	.08	65	RDS GROUNDS	.03	[illegible]
			SECURITY	.28	22
RDS GNDS SEC TOT	.28	71	ADMINISTRATIVE	.21	[illegible]
RDS GNDS TOTAL	.08	52			
RDS GNDS PAYRL	.03	14	TOTAL CONTRACTS	1.50	74
RDS GNDS CONTR	.03	46	CLEANING	.67	67
RDS GNDS OTHER	.01	35	REPAIR MAINT	.43	58
SECURITY TOTAL	.21	68	RDS GROUNDS	.03	46
SEC PAYROLL	.28	22	SECURITY	.14	53
SEC CONTRACTS	.14	53	ADMINISTRATIVE	.50	53
SEC OTHER	.03	20			

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U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
20-29 YEARS 300,000 - 600,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	26 BLDS 10,709,392 SQ FT					10,142,145 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					20	12.55	12.47	8.22	16.68
RETAIL AREA	9.02	10.49	5.45	23.42	9				
OTHER AREA	5.65	5.47	5.06	8.93	7				
TOTAL RENT	12.15	12.10	8.53	15.79	20				
MISCELLANEOUS	.28	.17	.04	.41	17				
TOTAL INCOME	12.38	12.78	8.66	15.90	20				
EXPENSE									
CLEANING	1.37	1.12	.81	1.57	26	1.45	1.12	.63	1.74
REPAIR MAINT	1.63	1.35	.97	1.74	26	1.72	1.37	.97	1.80
UTILITIES	2.19	1.75	1.34	2.30	26	2.29	1.81	1.37	2.41
RDS GNDS SEC	.42	.34	.19	.52	24	.42	.34	.19	.52
ADMINISTRATIVE	.72	.71	.43	.98	26	.72	.71	.43	.98
TOTAL OPER EXP	6.30	5.11	4.08	6.52	26	6.62	5.38	4.33	6.72
FIXED EXPENSES	3.02	1.56	1.22	2.52	25	3.02	1.56	1.22	2.52
TOTAL OPER+FIXED	9.18	7.09	5.32	8.93	26	9.63	7.51	5.47	9.66
LEASING EXP	.65	.60	.14	.89	17				
TOTAL PAYROLL	1.39	1.05	.57	1.82	26				
TOTAL CONTRACT	1.91	1.19	.67	2.21	26				

AVG SQFT OFC TEN	8649	22	AVG OFFICE OCCUPANCY	91.0	26
AVG SQFT RET TEN	3437	14	AVG RETAIL OCCUPANCY	98.0	15
AVG SQFT OFC WORK	215	21	AVG RATE YR-END RENT	18.91	22
			RENTABLE GROSS SQFT	.95	26

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.14	25	ADMIN TOTAL	.71	25
PAYROLL	.32	11	PAYROLL	.32	21
CONTRACT	.72	23	MGMT FEES	.26	14
SUP MAT MISC	.06	21	LEGAL FEES	.03	16
TRASH REMOVAL	.03	19	AUDIT FEES	.03	9
REPR MAINT TOTAL	1.37	25	GEN OFC EXP	.03	22
PAYROLL	.57	20	OTHER ADM EXP	.03	20
ELEVATOR	.25	24	FIXED EXP TOTAL	1.63	24
HVAC	.15	24	REAL ESTATE TAX	1.22	24
ELECTRICAL	.05	22	BUILDING INS	.17	23
STRUCT ROOF	.04	9	PERS PROP TAX	.02	5
PLUMBING	.02	18	OTHER TAXES	.05	17
FIRE LIFE SFTY	.03	13	LEASING EXPENSES	.61	16
OTHER MAINT SUP	.20	25	ADV PROMOTION	.08	9
UTILITIES TOTAL	1.79	25	COMM FEES	.36	7
ELECTRIC	1.31	25	TENANT ALTS	.62	11
GAS	.16	17	BUY OUTS	.08	1
FUEL OIL	.01	6	TOTAL PAYROLL	1.08	25
PURCH STEAM	.51	11	CLEANING	.32	11
PURCH CH WTR	.83	1	REPAIR MAINT	.57	20
COAL			RDS GROUNDS	.11	6
WATER SEWER	.08	25	SECURITY	.21	12
RDS GNDS SEC TOT	.34	23	ADMINISTRATIVE	.32	21
RDS GNDS TOTAL	.07	17	TOTAL CONTRACTS	1.21	25
RDS GNDS PAYRL	.11	6	CLEANING	.72	23
RDS GNDS CONTR	.03	9	REPAIR MAINT	.30	19
RDS GNDS OTHER	.02	8	RDS GROUNDS	.03	9
SECURITY TOTAL	.29	22	SECURITY	.22	15
SEC PAYROLL	.21	12	ADMINISTRATIVE	.31	17
SEC CONTRACTS	.22	15			
SEC OTHER	.02	10			

All new items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
20-29 YEARS MORE THAN 600,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS 10,066,523 SQ FT					9,632,334 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					10	18.90	13.59	11.15	24.58
RETAIL AREA	19.37	8.89			3				
OTHER AREA	26.96	4.64	3.68	86.66	4				
TOTAL RENT	16.98	15.08	10.64	25.27	10				
MISCELLANEOUS	4.01	2.93	.35	8.41	8				
TOTAL INCOME	19.83	19.09	11.72	29.06	10				
EXPENSE									
CLEANING	1.98	1.70	.88	2.22	10	2.07	1.80	.88	2.42
REPAIR MAINT	1.26	1.21	.97	1.88	10	1.32	1.34	.97	1.98
UTILITIES	2.43	1.92	1.53	3.16	10	2.54	2.12	1.61	3.16
RDS GNDS SEC	.32	.27	.16	.49	10	.32	.27	.16	.49
ADMINISTRATIVE	.46	.57	.14	1.00	10	.46	.57	.14	1.00
TOTAL OPER EXP	6.46	6.00	4.67	7.51	10	6.75	6.61	5.01	7.58
FIXED EXPENSES	5.18	4.92	3.72	6.40	9	5.18	4.92	3.72	6.40
TOTAL OPER+FIXED	10.81	10.35	9.03	11.74	10	11.50	10.40	9.05	12.43
LEASING EXP	.97	.72	.16	1.49	7				
TOTAL PAYROLL	1.17	.93	.78	1.48	9				
TOTAL CONTRACT	2.81	2.27	1.19	3.09	10				

AVG SQFT OFC TEN	17624	10	AVG OFFICE OCCUPANCY	94.2	10
AVG SQFT RET TEN	5780	6	AVG RETAIL OCCUPANCY	99.6	6
AVG SQFT OFC WORK	316	7	AVG RATE YR-END RENT	32.36	7
			RENTABLE GROSS SQFT	.99	10

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.45	8	ADMIN TOTAL	.67	8
PAYROLL	.60	4	PAYROLL	.25	6
CONTRACT	1.41	6	MGMT FEES	.27	8
SUP MAT MISC	.07	7	LEGAL FEES	.10	4
TRASH REMOVAL	.06	8	AUDIT FEES	.04	4
REPR MAINT TOTAL	1.43	9	GEN OFC EXP	.04	7
PAYROLL	.50	6	OTHER ADM EXP	.02	7
ELEVATOR	.29	6	FIXED EXP TOTAL	4.66	8
HVAC	.15	5	REAL ESTATE TAX	4.42	8
ELECTRICAL	.07	7	BUILDING INS	.40	7
STRUCT ROOF	.15	2	PERS PROP TAX	.00	2
PLUMBING	.02	5	OTHER TAXES	.05	2
FIRE LIFE SFTY	.01	4	LEASING EXPENSES	.71	6
OTHER MAINT SUP	.32	8	ADV PROMOTION	.08	3
UTILITIES TOTAL	1.62	8	COMM FEES	.15	5
ELECTRIC	1.37	8	TENANT ALTS	.64	4
GAS	.05	3	BUY OUTS	.01	1
FUEL OIL			TOTAL PAYROLL	1.07	8
PURCH STEAM	.65	6	CLEANING	.60	4
PURCH CH WTR	.58	1	REPAIR MAINT	.50	6
COAL			RDS GROUNDS		
WATER SEWER	.06	6	SECURITY	.30	3
RDS GNDS SEC TOT	.32	8	ADMINISTRATIVE	.25	6
RDS GNDS TOTAL	.02	7	TOTAL CONTRACTS	1.67	8
RDS GNDS PAYRL			CLEANING	1.41	6
RDS GNDS CONTR	.02	5	REPAIR MAINT	.38	6
RDS GNDS OTHER	.01	5	RDS GROUNDS	.02	5
SECURITY TOTAL	.29	8	SECURITY	.12	6
SEC PAYROLL	.30	3	ADMINISTRATIVE	.40	7
SEC CONTRACTS	.12	6			
SEC OTHER	.01	4			

All new items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
30-39 YEARS ALL SIZES

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	42 BLDS 9,735,179 SQ FT					9,020,847 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					37	13.09	9.70	6.76	12.96
RETAIL AREA	12.28	8.33	4.38	14.66	22				
OTHER AREA	10.70	8.29	6.54	10.03	12				
TOTAL RENT	13.12	9.77	6.58	12.90	37				
MISCELLANEOUS	.53	.23	.05	.84	26				
TOTAL INCOME	13.47	10.20	7.38	13.59	37				
EXPENSE									
CLEANING	1.28	.84	.66	1.26	42	1.38	.92	.74	1.32
REPAIR-MAINT	1.30	1.09	.78	1.54	42	1.40	1.20	.84	1.75
UTILITIES	1.73	1.80	1.30	2.05	42	1.84	1.85	1.31	2.17
RDS GNDS SEC	.53	.27	.14	.83	40	.53	.27	.14	.63
ADMINISTRATIVE	.71	.60	.42	.87	40	.71	.60	.42	.87
TOTAL OPER EXP	5.52	4.82	3.80	6.00	42	5.93	5.07	3.92	6.61
FIXED EXPENSES	2.18	1.16	.74	2.10	42	2.18	1.16	.74	2.10
TOTAL OPER+FIXED	7.70	5.99	4.75	8.16	42	8.11	6.47	4.75	8.94
LEASING EXP	.44	.18	.05	.38	32				
TOTAL PAYROLL	1.28	.68	.46	1.53	38				
TOTAL CONTRACT	1.65	1.06	.82	1.93	40				

AVG SQFT OFC TEN	6767	38	AVG OFFICE OCCUPANCY	87.1	42
AVG SQFT RET TEN	3845	22	AVG RETAIL OCCUPANCY	90.1	24
AVG SQFT OFC WORK	255	40	AVG RATE YR END RENT	13.82	35
			RENTABLE GROSS SQFT	.92	42

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.62	41	ADMIN TOTAL	.61	39
PAYROLL	.19	15	PAYROLL	.34	30
CONTRACT	.62	38	MGMT FEES	.26	28
SUP MAT MISC	.06	34	LEGAL FEES	.03	17
TRASH REMOVAL	.04	40	AUDIT FEES	.04	12
			GEN OFC EXP	.06	32
			OTHER ADM EXP	.04	30
REPR MAINT TOTAL	1.03	41			
PAYROLL	.46	31	FIXED EXP TOTAL	1.12	41
ELEVATOR	.17	35	REAL ESTATE TAX	1.01	41
HVAC	.16	38	BUILDING INS	.14	40
ELECTRICAL	.06	32	PERS PROP TAX	.00	8
STRUCT ROOF	.02	18	OTHER TAXES	.03	13
PLUMBING	.01	31			
FIRE LIFE SFTY	.01	18	LEASING EXPENSES	.15	31
OTHER MAINT SUP	.18	40	ADV PROMOTION	.01	23
			COMM FEES	.10	22
UTILITIES TOTAL	1.77	41	TENANT ALTS	.16	14
ELECTRIC	1.22	41	BUY OUTS	.36	2
GAS	.23	29			
FUEL OIL	.01	3	TOTAL PAYROLL	.72	37
PURCH STEAM	.63	10	CLEANING	.19	15
PURCH CH WTR	.36	4	REPAIR MAINT	.46	31
COAL			RDS GROUNDS	.11	8
WATER SEWER	.07	38	SECURITY	.26	11
			ADMINISTRATIVE	.34	30
RDS GNDS SEC TOT	.28	39			
RDS GNDS TOTAL	.10	24	TOTAL CONTRACTS	1.06	39
RDS GNDS PAYRL	.11	8	CLEANING	.62	38
RDS GNDS CONTR	.03	18	REPAIR MAINT	.36	28
RDS GNDS OTHER	.04	12	RDS GROUNDS	.03	18
SECURITY TOTAL	.28	30	SECURITY	.25	23
SEC PAYROLL	.26	11	ADMINISTRATIVE	.36	21
SEC CONTRACTS	.25	23			
SEC OTHER	.02	7			

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
30-39 YEARS LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS 332,256 SQ FT					303,215 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					10	10.02	8.60	5.06	16.33
RETAIL AREA	3.18	5.08			2				
OTHER AREA	9.40	9.32			2				
TOTAL RENT	9.49	8.60	5.27	14.84	10				
MISCELLANEOUS	.46	.36	.14	.65	6				
TOTAL INCOME	9.80	9.35	5.27	14.76	10				
EXPENSE									
CLEANING	.67	.82	.68	1.08	13	.95	.91	.76	1.08
REPAIR-MAINT	1.23	.84	.61	1.81	13	1.35	.87	.65	1.93
UTILITIES	1.40	1.40	1.08	2.19	13	1.53	1.69	1.16	2.19
RDS GNDS SEC	.24	.23	.02	.40	13	.24	.23	.02	.40
ADMINISTRATIVE	.68	.53	.31	.80	12	.68	.53	.31	.80
TOTAL OPER EXP	4.39	4.30	3.05	5.36	13	4.81	4.30	3.56	5.75
FIXED EXPENSES	1.06	.74	.67	1.05	13	1.06	.74	.67	1.05
TOTAL OPER+FIXED	5.45	5.77	3.93	6.47	13	5.87	5.81	4.16	7.38
LEASING EXP	.24	.16	.03	.46	10				
TOTAL PAYROLL	.90	.62	.17	1.25	11				
TOTAL CONTRACT	1.30	1.05	.66	2.08	12				

AVG SQFT OFC TEN	2626	12	AVG OFFICE OCCUPANCY	89.9	13
AVG SQFT RET TEN	3094	3	AVG RETAIL OCCUPANCY	99.7	3
AVG SQFT OFC WORK	261	13	AVG RATE YR END RENT	11.93	10
			RENTABLE GROSS SQFT	.87	13

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.62	13	ADMIN TOTAL	.53	12
PAYROLL	.56	4	PAYROLL	.23	7
CONTRACT	.61	11	MGMT FEES	.35	9
SUP MAT MISC	.07	9	LEGAL FEES	.01	3
TRASH REMOVAL	.06	13	AUDIT FEES	.07	4
			GEN OFC EXP	.09	6
			OTHER ADM EXP	.02	6
REPR MAINT TOTAL	.84	13			
PAYROLL	.32	10	FIXED EXP TOTAL	.74	13
ELEVATOR	.13	8	REAL ESTATE TAX	.64	13
HVAC	.17	10	BUILDING INS	.11	13
ELECTRICAL	.08	7	PERS PROP TAX	.05	2
STRUCT ROOF	1.80	2	OTHER TAXES	.01	3
PLUMBING	.02	5			
FIRE LIFE SFTY	.01	3	LEASING EXPENSES	.16	10
OTHER MAINT SUP	.24	13	ADV PROMOTION	.01	6
			COMM FEES	.07	7
UTILITIES TOTAL	1.40	13	TENANT ALTS	.32	4
ELECTRIC	1.20	13	BUY OUTS		
GAS	.23	11			
FUEL OIL			TOTAL PAYROLL	.62	11
PURCH STEAM			CLEANING	.56	4
PURCH CH WTR	.02	1	REPAIR MAINT	.32	10
COAL			RDS GROUNDS	.13	3
WATER SEWER	.03	11	SECURITY	.27	2
			ADMINISTRATIVE	.23	7
RDS GNDS SEC TOT	.23	13			
RDS GNDS TOTAL	.14	10	TOTAL CONTRACTS	1.05	12
RDS GNDS PAYRL	.13	3	CLEANING	.61	11
RDS GNDS CONTR	.04	8	REPAIR MAINT	.40	9
RDS GNDS OTHER	.07	6	RDS GROUNDS	.04	8
SECURITY TOTAL	.23	7	SECURITY	.09	5
SEC PAYROLL	.27	2	ADMINISTRATIVE	.43	6
SEC CONTRACTS	.09	5			
SEC OTHER	.00	1			

All line items are computed as stand alone figures. Columns will not add to match totals.

Age/Size Analysis

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
30-39 YEARS   50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA 3 BLDS 225,230 SQ.FT.					TOTAL OFFICE RENTABLE AREA 196,157 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	8.99	9.48		
RETAIL AREA	18.09	18.09			1				
OTHER AREA									
TOTAL RENT	10.63	9.48			3				
MISCELLANEOUS	.37	.20			3				
TOTAL INCOME	11.00	9.88			3				
EXPENSE									
CLEANING	.71	.68			3	.82	.93		
REPAIR-MAINT	.92	.92			3	1.06	.92		
UTILITIES	1.92	1.97			3	2.20	1.97		
RDS GNDS SEC	.11	.13			3	.11	.13		
ADMINISTRATIVE	.74	.51			3	.74	.51		
TOTAL OPER EXP	4.40	4.37			3	5.05	5.02		
FIXED EXPENSES	1.43	.84			3	1.43	.84		
TOTAL OPER+FIXED	5.83	5.86			3	6.49	5.86		
LEASING EXP	.36	.32			3				
TOTAL PAYROLL	.61	.59			3				
TOTAL CONTRACT	1.87	1.80			3				

AVG SQFT OFC TEN	1155	3	AVG OFFICE OCCUPANCY	81.9	3
AVG SQFT RET TEN	2593	1	AVG RETAIL OCCUPANCY	89.2	1
AVG SQFT OFC WORK	217	2	AVG RATE YR-END RENT	12.50	3
			RENTABLE GROSS SQFT	.85	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.68	3	ADMIN TOTAL	.51	3
PAYROLL	.12	1	PAYROLL	.40	1
CONTRACT	.64	3	MGMT FEES	.31	3
SUP MAT MISC	.05	2	LEGAL FEES	.02	3
TRASH REMOVAL	.04	3	AUDIT FEES	.07	1
			GEN OFC EXP	.03	3
REPR MAINT TOTAL	.92	3	OTHER ADM EXP	.14	3
PAYROLL	.28	3			
ELEVATOR	.12	2	FIXED EXP TOTAL	.84	3
HVAC	.23	3	REAL ESTATE TAX	.62	3
ELECTRICAL	.08	3	BUILDING INS	.22	3
STRUCT ROOF	.00	1	PERS PROP TAX	.01	2
PLUMBING	.01	3	OTHER TAXES		
FIRE LIFE SFTY	.01	1			
OTHER MAINT SUP	.21	3	LEASING EXPENSES	.32	3
			ADV PROMOTION	.04	2
UTILITIES TOTAL	1.97	3	COMM FEES	.18	2
ELECTRIC	1.47	3	TENANT ALTS	.32	2
GAS	.30	2	BUY-OUTS		
FUEL OIL					
PURCH STEAM	.86	1	TOTAL PAYROLL	.59	3
PURCH CH WTR			CLEANING	.12	1
COAL			REPAIR MAINT	.28	3
WATER SEWER	.11	3	RDS GROUNDS	.09	1
			SECURITY	.05	1
RDS GNDS SEC TOT	.13	3	ADMINISTRATIVE	.40	1
RDS GNDS TOTAL	.07	2			
RDS GNDS PAYRL	.09	1	TOTAL CONTRACTS	1.60	3
RDS GNDS CONTR	.03	1	CLEANING	.64	3
RDS GNDS OTHER	.00	2	REPAIR MAINT	.47	3
SECURITY TOTAL	.09	2	RDS GROUNDS	.03	1
SEC PAYROLL	.05	1	SECURITY	.07	2
SEC CONTRACTS	.07	2	ADMINISTRATIVE	.51	3
SEC OTHER					

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
30-39 YEARS   100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA 15 BLDS 2,948,385 SQ.FT.					TOTAL OFFICE RENTABLE AREA 2,898,445 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					14	8.62	9.38	6.15	10.83
RETAIL AREA	7.59	6.94	4.38	13.81	10				
OTHER AREA	10.79	6.18	3.88	9.86	4				
TOTAL RENT	8.59	9.29	5.84	10.85	14				
MISCELLANEOUS	.77	.25	.00	.94	11				
TOTAL INCOME	9.21	9.33	6.58	11.73	14				
EXPENSE									
CLEANING	1.21	.79	.73	1.22	15	1.32	.83	.73	1.27
REPAIR-MAINT	1.22	.94	.76	1.67	15	1.33	1.07	.90	1.80
UTILITIES	1.65	1.68	1.00	2.11	15	1.73	1.84	1.14	2.19
RDS GNDS SEC	.39	.34	.21	.65	14	.39	.34	.21	.65
ADMINISTRATIVE	.69	.60	.49	.88	14	.69	.60	.49	.88
TOTAL OPER EXP	5.12	4.71	3.56	6.39	15	5.51	4.91	3.84	6.84
FIXED EXPENSES	1.58	1.20	.75	1.34	15	1.58	1.20	.75	1.34
TOTAL OPER+FIXED	6.70	5.93	4.31	8.58	15	7.09	6.22	4.56	9.28
LEASING EXP	.33	.09	.03	.91	10				
TOTAL PAYROLL	1.65	.72	.52	2.95	14				
TOTAL CONTRACT	1.09	.94	.80	1.08	15				

AVG SQFT OFC TEN	4693	14	AVG OFFICE OCCUPANCY	85.4	15
AVG SQFT RET TEN	3486	10	AVG RETAIL OCCUPANCY	88.0	10
AVG SQFT OFC WORK	278	15	AVG RATE YR-END RENT	11.96	12
			RENTABLE GROSS SQFT	.88	15

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.79	15	ADMIN TOTAL	.60	14
PAYROLL	.96	7	PAYROLL	.33	13
CONTRACT	.55	15	MGMT FEES	.32	8
SUP MAT MISC	.08	14	LEGAL FEES	.02	5
TRASH REMOVAL	.05	15	AUDIT FEES	.02	4
			GEN OFC EXP	.06	14
REPR MAINT TOTAL	.94	15	OTHER ADM EXP	.08	11
PAYROLL	.50	13			
ELEVATOR	.17	15	FIXED EXP TOTAL	1.20	15
HVAC	.10	15	REAL ESTATE TAX	1.02	15
ELECTRICAL	.02	13	BUILDING INS	.15	15
STRUCT ROOF	.08	8	PERS PROP TAX	.00	3
PLUMBING	.01	13	OTHER TAXES	.03	5
FIRE LIFE SFTY	.01	8			
OTHER MAINT SUP	.14	15	LEASING EXPENSES	.09	10
			ADV PROMOTION	.01	8
UTILITIES TOTAL	1.68	15	COMM FEES	.02	9
ELECTRIC	1.29	15	TENANT ALTS	.08	6
GAS	.23	10	BUY-OUTS	.38	2
FUEL OIL					
PURCH STEAM	.52	4	TOTAL PAYROLL	.72	14
PURCH CH WTR			CLEANING	.96	7
COAL			REPAIR MAINT	.50	13
WATER SEWER	.08	14	RDS GROUNDS	.07	2
			SECURITY	.35	4
RDS GNDS SEC TOT	.34	14	ADMINISTRATIVE	.33	13
RDS GNDS TOTAL	.03	6			
RDS GNDS PAYRL	.07	2	TOTAL CONTRACTS	.94	15
RDS GNDS CONTR	.02	4	CLEANING	.55	15
RDS GNDS OTHER	.01	3	REPAIR MAINT	.29	12
SECURITY TOTAL	.34	14	RDS GROUNDS	.02	4
SEC PAYROLL	.35	4	SECURITY	.34	11
SEC CONTRACTS	.34	11	ADMINISTRATIVE	.27	8
SEC OTHER	.02	4			

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
30-39 YEARS 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS 2,604,879 SQ.FT.					2,490,944 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	10.02	11.08	6.38	13.71
RETAIL AREA	5.59	8.68	2.81	51.26	5				
OTHER AREA	15.91	9.62	7.13	42.10	5				
TOTAL RENT	10.14	11.69	6.41	13.21	6				
MISCELLANEOUS	.27	.08	.03	.58	4				
TOTAL INCOME	10.32	11.74	6.42	13.76	6				
EXPENSE									
CLEANING	.98	1.15	.45	1.34	7	1.00	1.18	.46	1.48
REPAIR-MAINT	1.37	1.26	1.15	1.28	7	1.43	1.34	1.18	1.41
UTILITIES	1.60	1.83	1.31	1.90	7	1.67	1.92	1.34	1.95
RDS. GNDS. SEC	.75	.86	.22	1.13	6	.75	.86	.22	1.13
ADMINISTRATIVE	.77	.83	.43	.99	7	.77	.83	.43	.99
TOTAL OPER EXP	5.35	5.41	4.91	6.08	7	5.60	5.97	5.03	6.38
FIXED EXPENSES	1.83	2.01	1.48	2.27	7	1.83	2.01	1.48	2.27
TOTAL OPER+FIXED	7.18	7.43	6.46	8.22	7	7.43	7.98	6.58	8.63
LEASING EXP	.88	.14	.07	2.88	6				
TOTAL PAYROLL	1.72	1.04	.41	3.51	6				
TOTAL CONTRACT	1.52	1.60	.65	2.46	6				

AVG SQFT OFC TEN	10159	6	AVG OFFICE OCCUPANCY	79.1	7
AVG SQFT RET TEN	2077	6	AVG RETAIL OCCUPANCY	100.0	6
AVG SQFT OFC WORK	267	7	AVG RATE YR-END RENT	16.83	6
			RENTABLE GROSS SQFT	.95	7

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.15	7	ADMIN TOTAL	.83	7
PAYROLL	.15	3	PAYROLL	.41	6
CONTRACT	1.04	6	MGMT FEES	.24	5
SUP MAT MISC	.02	6	LEGAL FEES	.03	4
TRASH REMOVAL	.01	6	AUDIT FEES	.03	2
			GEN OFC EXP	.03	7
			OTHER ADM EXP	.07	7
REPR MAINT TOTAL	1.26	7			
PAYROLL	.72	3	FIXED EXP TOTAL	2.01	7
ELEVATOR	.30	7	REAL ESTATE TAX	1.61	7
HVAC	.46	7	BUILDING INS	.18	7
ELECTRICAL	.11	6	PERS PROP TAX		
STRUCT ROOF	.01	4	OTHER TAXES	.07	4
PLUMBING	.01	7			
FIRE LIFE SFTY	.09	4	LEASING EXPENSES	.14	6
OTHER MAINT SUP	.19	7	ADV PROMOTION	.12	5
			COMM FEES	.48	2
UTILITIES TOTAL	1.83	7	TENANT ALTS	4.43	1
ELECTRIC	.86	7	BUY-OUTS		
GAS	.10	3			
FUEL OIL	.01	1	TOTAL PAYROLL	1.04	6
PURCH STEAM	.56	4	CLEANING	.15	3
PURCH CH WTR	.37	3	REPAIR MAINT	.72	3
COAL			RDS GROUNDS	.52	2
WATER SEWER	.07	7	SECURITY	.54	3
			ADMINISTRATIVE	.41	6
RDS. GNDS. SEC TOT	.86	6			
RDS GNDS TOTAL	.55	4	TOTAL CONTRACTS	1.60	6
RDS GNDS PAYRL	.52	2	CLEANING	1.04	6
RDS GNDS CONTR	.09	3	REPAIR MAINT	.39	3
RDS GNDS OTHER	.06	1	RDS GROUNDS	.09	3
SECURITY TOTAL	.50	4	SECURITY	.22	2
SEC PAYROLL	.54	3	ADMINISTRATIVE	.31	4
SEC CONTRACTS	.22	2			
SEC OTHER	.02	1			

*All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
30-39 YEARS MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 3,626,435 SQ.FT.					3,334,086 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	18.99	19.65	13.06	25.26
RETAIL AREA	16.65	14.66	7.13	18.21	4				
OTHER AREA	6.43	6.43			1				
TOTAL RENT	18.91	20.35	13.78	25.01	4				
MISCELLANEOUS	.47	.48			2				
TOTAL INCOME	19.16	20.39	13.99	25.27	4				
EXPENSE									
CLEANING	1.65	1.81	1.23	1.93	4	1.79	1.89	1.26	2.18
REPAIR-MAINT	1.34	1.32	1.23	1.43	4	1.46	1.4[illegible]	1.28	1.60
UTILITIES	1.90	1.87	1.56	2.32	4	2.07	2.02	1.74	2.42
RDS. GNDS. SEC	.56	.34	.12	.90	4	.56	.34	.12	.90
ADMINISTRATIVE	.68	.62	.45	.84	4	.68	.62	.45	.84
TOTAL OPER EXP	6.13	6.20	5.16	6.84	4	6.66	6.74	5.35	7.66
FIXED EXPENSES	3.07	2.84	1.45	4.61	4	3.07	2.84	1.45	4.61
TOTAL OPER+FIXED	9.20	9.68	7.25	10.81	4	9.73	10.20	7.72	11.35
LEASING EXP	.18	.23			3				
TOTAL PAYROLL	.79	.64	.42	1.18	4				
TOTAL CONTRACT	2.23	2.09	1.49	2.78	4				

AVG SQFT OFC TEN	21857	3	AVG OFFICE OCCUPANCY	94.8	4
AVG SQFT RET TEN	7746	2	AVG RETAIL OCCUPANCY	89.9	4
AVG SQFT OFC WORK	229	3	AVG RATE YR-END RENT	20.61	4
			RENTABLE GROSS SQFT	.93	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.82	3	ADMIN TOTAL	.69	3
PAYROLL			PAYROLL	.27	3
CONTRACT	1.49	3	MGMT FEES	.21	3
SUP MAT MISC	.12	3	LEGAL FEES	.09	2
TRASH REMOVAL	.02	3	AUDIT FEES	.01	1
			GEN OFC EXP	.22	2
			OTHER ADM EXP	.02	3
REPR MAINT TOTAL	1.36	3			
PAYROLL	.70	2	FIXED EXP TOTAL	1.45	3
ELEVATOR	.24	3	REAL ESTATE TAX	1.45	3
HVAC	.25	3	BUILDING INS	.15	2
ELECTRICAL	.11	3	PERS PROP TAX	.00	1
STRUCT ROOF	.02	3	OTHER TAXES	.00	1
PLUMBING	.01	3			
FIRE LIFE SFTY	.15	2	LEASING EXPENSES	.12	2
OTHER MAINT SUP	.06	2	ADV PROMOTION	.03	2
			COMM FEES	.08	2
UTILITIES TOTAL	1.62	3	TENANT ALTS	.02	1
ELECTRIC	1.30	3	BUY-OUTS		
GAS	.17	3			
FUEL OIL	.01	2	TOTAL PAYROLL	.72	3
PURCH STEAM	.68	1	CLEANING		
PURCH CH WTR			REPAIR MAINT	.70	2
COAL			RDS GROUNDS		
WATER SEWER	.09	3	SECURITY	.26	1
			ADMINISTRATIVE	.27	3
RDS. GNDS. SEC TOT	.49	3			
RDS GNDS TOTAL	.07	2	TOTAL CONTRACTS	2.35	3
RDS GNDS PAYRL			CLEANING	1.49	3
RDS GNDS CONTR	.07	2	REPAIR MAINT	.64	1
RDS GNDS OTHER			RDS GROUNDS	.07	2
SECURITY TOTAL	.47	3	SECURITY	.42	3
SEC PAYROLL	.26	1	ADMINISTRATIVE	.20	2
SEC CONTRACTS	.42	3			
SEC OTHER	.05	1			

*All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
40-49 YEARS ALL SIZES

INCOME	TOTAL BUILDING RENTABLE AREA 15 BLDS 2,943,490 SQ FT.					TOTAL OFFICE RENTABLE AREA 2,746,621 SQ FT.			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					10	13.89	9.60	8.40	12.88
RETAIL AREA	11.98	12.70	3.29	15.97	8				
OTHER AREA									
TOTAL RENT	10.14	9.22	7.12	11.95	11				
MISCELLANEOUS	.68	.33	.13	.73	4				
TOTAL INCOME	10.30	9.22	7.31	11.95	11				
EXPENSE									
CLEANING	1.14	.70	.63	1.50	15	1.21	.74	.63	1.58
REPAIR-MAINT	1.70	1.60	1.12	2.56	15	1.81	1.89	1.37	2.65
UTILITIES	1.91	1.91	1.38	2.36	15	2.03	1.91	1.38	2.56
RDS GNDS SEC	.83	.37	.07	.73	15	.83	.37	.07	.73
ADMINISTRATIVE	.54	.54	.44	.71	14	.54	.54	.44	.71
TOTAL OPER EXP	6.01	5.45	4.18	8.19	15	6.40	5.94	4.18	8.72
FIXED EXPENSES	1.87	1.61	.93	2.33	15	1.87	1.61	.93	2.33
TOTAL OPER+FIXED	7.88	7.14	5.73	10.11	15	8.27	8.70	5.73	10.79
LEASING EXP	.36	.24	.02	.49	6				
TOTAL PAYROLL	2.28	1.46	.56	4.56	14				
TOTAL CONTRACT	.78	1.07	.44	2.24	15				

AVG SQFT OFC TEN	384	10	AVG OFFICE OCCUPANCY	95.3	13
AVG SQFT RET TEN	3791	6	AVG RETAIL OCCUPANCY	100.0	7
AVG SQFT OFC WORK	234	13	AVG RATE YR-END RENT	15.25	10
			RENTABLE GROSS SQFT	.92	15

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.70	15	ADMIN TOTAL	.54	14
PAYROLL	.74	7	PAYROLL	.43	9
CONTRACT	.58	13	MGMT FEES	.40	8
SUP MAT MISC	.05	12	LEGAL FEES	.01	3
TRASH REMOVAL	.07	12	AUDIT FEES	.06	5
			GEN OFC EXP	.03	8
			OTHER ADM EXP	.02	6
REPR MAINT TOTAL	1.60	15			
PAYROLL	.98	13	FIXED EXP TOTAL	1.61	15
ELEVATOR	.23	14	REAL ESTATE TAX	1.28	14
HVAC	.20	15	BUILDING INS	.20	14
ELECTRICAL	.08	15	PERS PROP TAX	.00	1
STRUCT ROOF	.00	3	OTHER TAXES	.02	2
PLUMBING	.03	11			
FIRE LIFE SFTY	.08	7	LEASING EXPENSES	.24	6
OTHER MAINT SUP	.33	12	ADV PROMOTION	.02	1
			COMM FEES	.18	4
UTILITIES TOTAL	1.91	15	TENANT ALTS	.18	3
ELECTRIC	1.51	15	BUY-OUTS	.05	1
GAS	.25	12			
FUEL OIL	.19	3	TOTAL PAYROLL	1.46	14
PURCH STEAM	.48	2	CLEANING	.74	7
PURCH CH WTR			REPAIR MAINT	.98	13
COAL			RDS GROUNDS	.24	6
WATER SEWER	.07	12	SECURITY	.16	9
			ADMINISTRATIVE	.43	9
RDS GNDS SEC TOT	.37	15			
RDS GNDS TOTAL	.07	9	TOTAL CONTRACTS	1.07	15
RDS GNDS PAYRL	.24	8	CLEANING	.58	13
RDS GNDS CONTR	.01	6	REPAIR MAINT	.41	8
RDS GNDS OTHER	.01	4	RDS GROUNDS	.01	6
SECURITY TOTAL	.37	13	SECURITY	.21	11
SEC PAYROLL	.16	9	ADMINISTRATIVE	.40	5
SEC CONTRACTS	.21	11			
SEC OTHER	.01	4			

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
40-49 YEARS LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA 4 BLDS 140,585 SQ FT.					TOTAL OFFICE RENTABLE AREA 108,158 SQ.FT.			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	6.43	5.68		
RETAIL AREA	9.30	8.15			2				
OTHER AREA									
TOTAL RENT	7.26	8.36			3				
MISCELLANEOUS	.47	.47			1				
TOTAL INCOME	7.46	8.36			3				
EXPENSE									
CLEANING	1.24	.64	.63	2.14	4	1.34	.74	.63	2.26
REPAIR MAINT	2.72	2.19	1.49	3.55	4	2.95	2.44	1.72	3.57
UTILITIES	2.34	2.06	1.81	2.63	4	2.54	2.08	1.81	3.09
RDS GNDS SEC	.70	.21	.03	1.57	4	.70	.21	.03	1.57
ADMINISTRATIVE	1.19	.70	.56	1.48	4	1.19	.70	.56	1.48
TOTAL OPER EXP	8.18	7.78	5.11	10.79	4	9.28	9.71	5.98	11.97
FIXED EXPENSES	.97	.84	.69	1.34	4	.97	.84	.69	1.34
TOTAL OPER+FIXED	9.15	8.54	5.95	11.98	4	10.25	10.49	6.81	13.15
LEASING EXP	.08	.03			2				
TOTAL PAYROLL	3.03	2.77	.59	5.13	4				
TOTAL CONTRACT	2.12	2.40	1.72	2.72	4				

AVG SQFT OFC TEN	1085	2	AVG OFFICE OCCUPANCY	80.9	3
AVG SQFT RET TEN	10672	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	414	3	AVG RATE YR-END RENT	12.33	3
			RENTABLE GROSS SQFT	.99	4

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.64	4	ADMIN TOTAL	.70	4
PAYROLL	.50	1	PAYROLL	1.36	2
CONTRACT	.62	4	MGMT FEES	.42	2
SUP MAT MISC	.03	3	LEGAL FEES		
TRASH REMOVAL	.05	3	AUDIT FEES	.06	1
			GEN OFC EXP	.07	2
			OTHER ADM EXP	.04	3
REPR MAINT TOTAL	2.19	4			
PAYROLL	1.36	4	FIXED EXP TOTAL	.84	4
ELEVATOR	.14	3	REAL ESTATE TAX	.80	3
HVAC	.21	4	BUILDING INS	.47	4
ELECTRICAL	.10	4	PERS PROP TAX		
STRUCT ROOF	1.13	1	OTHER TAXES	.02	2
PLUMBING	.03	3			
FIRE LIFE SFTY	.10	1	LEASING EXPENSES	.03	3
OTHER MAINT SUP	.27	4	ADV PROMOTION	.02	1
			COMM FEES	.19	2
UTILITIES TOTAL	2.06	4	TENANT ALTS	.01	1
ELECTRIC	1.64	4	BUY-OUTS		
GAS	.26	3			
FUEL OIL			TOTAL PAYROLL	2.77	4
PURCH STEAM	.52	1	CLEANING	.50	1
PURCH CH WTR			REPAIR MAINT	1.36	4
COAL			RDS GROUNDS	.62	1
WATER SEWER	.06	3	SECURITY	.28	3
			ADMINISTRATIVE	1.36	2
RDS GNDS SEC TOT	.21	4			
RDS GNDS TOTAL	.32	2	TOTAL CONTRACTS	2.40	4
RDS GNDS PAYRL	.62	1	CLEANING	.62	4
RDS GNDS CONTR	.01	2	REPAIR MAINT	.67	4
RDS GNDS OTHER	.01	1	RDS GROUNDS	.01	2
SECURITY TOTAL	.37	3	SECURITY	.06	2
SEC PAYROLL	.28	3	ADMINISTRATIVE	.40	3
SEC CONTRACTS	.06	2			
SEC OTHER	.01	1			

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U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
40-49 YEARS 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 186,213 SQ.FT.					162,293 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	11.30	11.17		
RETAIL AREA	15.72	15.72			1				
OTHER AREA									
TOTAL RENT	11.22	10.97			2				
MISCELLANEOUS	.07	.07			1				
TOTAL INCOME	11.24	11.00			2				
EXPENSE									
CLEANING	1.28	.52			3	1.44	.52		
REPAIR-MAINT	1.65	1.81			3	1.89	1.81		
UTILITIES	1.44	1.75			3	1.66	1.75		
RDS. GNDS. SEC	.75	.07			3	.75	.07		
ADMINISTRATIVE	.59	.58			3	.59	.58		
TOTAL OPER EXP	5.69	4.60			3	6.53	4.60		
FIXED EXPENSES	1.93	1.87			3	1.93	1.87		
TOTAL OPER+FIXED	7.62	7.14			3	8.46	7.14		
LEASING EXP									
TOTAL PAYROLL	1.92	.66			3				
TOTAL CONTRACT	1.28	.87			3				

AVG SQFT OFC TEN	7709	2	AVG OFFICE OCCUPANCY	94.4	2
AVG SQFT RET TEN	2503	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	167	2	AVG RATE YR-END RENT	20.00	2
			RENTABLE GROSS SQFT	.93	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.52	3
PAYROLL	.32	2
CONTRACT	1.55	2
SUP MAT/ MISC	.04	3
TRASH REMOVAL	.17	3
REPR MAINT TOTAL	1.81	3
PAYROLL	.42	3
ELEVATOR	.13	3
HVAC	.22	3
ELECTRICAL	.07	3
STRUCT ROOF		
PLUMBING	.11	2
FIRE LIFE SFTY	.11	1
OTHER MAINT SUP	.58	2
UTILITIES TOTAL	1.75	3
ELECTRIC	1.46	3
GAS	.02	3
FUEL OIL	.23	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.18	2
RDS. GNDS. SEC TOT	.07	3
RDS GNDS TOTAL	.07	3
RDS GNDS PAYRL	.24	2
RDS GNDS CONTR	.01	2
RDS GNDS OTHER	.01	1
SECURITY TOTAL	1.12	2
SEC PAYROLL	1.11	2
SEC CONTRACTS	.03	1
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.58	3
PAYROLL	.38	2
MGMT FEES	.43	2
LEGAL FEES	.01	2
AUDIT FEES	.06	1
GEN OFC EXP	.02	3
OTHER ADM EXP	.01	1
FIXED EXP TOTAL	1.87	3
REAL ESTATE TAX	1.61	3
BUILDING INS	.37	2
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL	.66	3
CLEANING	.32	2
REPAIR MAINT	.42	3
RDS GROUNDS	.24	2
SECURITY	1.11	2
ADMINISTRATIVE	.38	2
TOTAL CONTRACTS	.87	3
CLEANING	1.55	2
REPAIR MAINT	.22	2
RDS GROUNDS	.01	2
SECURITY	.03	1
ADMINISTRATIVE	.48	1

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U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
40-49 YEARS 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS 2,414,528 SQ.FT.					2,277,086 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	16.73	13.00		
RETAIL AREA	15.25	15.02			2				
OTHER AREA									
TOTAL RENT	10.54	11.62	5.42	16.54	4				
MISCELLANEOUS	.98	.98			1				
TOTAL INCOME	10.71	12.31	5.91	16.54	4				
EXPENSE									
CLEANING	1.18	.89	.72	1.96	6	1.25	1.03	.72	2.11
REPAIR-MAINT	1.70	1.80	1.00	2.46	6	1.81	2.05	1.02	2.57
UTILITIES	1.99	2.22	1.38	2.41	6	2.11	2.42	1.38	2.69
RDS. GNDS. SEC	.69	.51	.38	1.43	6	.69	.51	.38	1.43
ADMINISTRATIVE	.50	.48	.33	.61	5	.50	.48	.33	.61
TOTAL OPER EXP	6.15	5.70	4.55	8.14	6	6.51	6.38	4.86	8.67
FIXED EXPENSES	1.95	1.87	1.00	2.97	6	1.95	1.87	1.00	2.97
TOTAL OPER+FIXED	8.09	8.43	5.84	9.96	6	8.46	9.36	5.95	10.25
LEASING EXP	.44	.44			1				
TOTAL PAYROLL	2.31	1.98	.63	3.96	6				
TOTAL CONTRACT	.64	.74	.34	1.13	6				

AVG SQFT OFC TEN	568	4	AVG OFFICE OCCUPANCY	95.6	6
AVG SQFT RET TEN	3000	2	AVG RETAIL OCCUPANCY	100.0	3
AVG SQFT OFC WORK	230	6	AVG RATE YR-END RENT	16.00	3
			RENTABLE GROSS SQFT	.91	6

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.89	6
PAYROLL	1.00	4
CONTRACT	.16	5
SUP MAT MISC	.06	5
TRASH REMOVAL	.06	5
REPR MAINT TOTAL	1.80	6
PAYROLL	1.05	5
ELEVATOR	.23	6
HVAC	.23	6
ELECTRICAL	.06	6
STRUCT ROOF	.00	2
PLUMBING	.04	4
FIRE LIFE SFTY	.03	4
OTHER MAINT SUP	.33	5
UTILITIES TOTAL	2.22	6
ELECTRIC	1.72	6
GAS	.35	4
FUEL OIL		
PURCH STEAM	.43	1
PURCH CH WTR		
COAL		
WATER SEWER	.06	5
RDS GNDS SEC TOT	.51	6
RDS GNDS TOTAL	.06	4
RDS GNDS PAYRL	.03	3
RDS GNDS CONTR	.04	2
RDS GNDS OTHER	.01	2
SECURITY TOTAL	.49	6
SEC PAYROLL	.11	4
SEC CONTRACTS	.35	6
SEC OTHER	.00	3

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.48	5
PAYROLL	.32	4
MGMT FEES	.45	2
LEGAL FEES	.04	1
AUDIT FEES	.03	2
GEN OFC EXP	.03	2
OTHER ADM EXP	.02	2
FIXED EXP TOTAL	1.87	6
REAL ESTATE TAX	1.66	6
BUILDING INS	.13	6
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES	.44	1
ADV PROMOTION		
COMM FEES	.28	1
TENANT ALTS	.16	1
BUY-OUTS		
TOTAL PAYROLL	1.98	6
CLEANING	1.00	4
REPAIR MAINT	1.05	5
RDS GROUNDS	.03	3
SECURITY	.11	4
ADMINISTRATIVE	.32	4
TOTAL CONTRACTS	.74	6
CLEANING	.16	5
REPAIR MAINT	.43	1
RDS GROUNDS	.04	2
SECURITY	.35	6
ADMINISTRATIVE		

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U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
50 OR MORE YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	255 BLDS 50,786,895 SQ.FT.					46,198,271 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					236	12.38	10.21	7.05	13.92
RETAIL AREA	15.18	14.16	7.20	23.86	151				
OTHER AREA	12.37	4.38	2.41	9.79	51				
TOTAL RENT	12.18	10.17	8.91	14.82	248				
MISCELLANEOUS	1.08	.22	.04	1.03	159				
TOTAL INCOME	12.84	10.55	7.18	15.45	247				
EXPENSE									
CLEANING	1.38	.94	.81	1.39	248	1.48	1.03	.89	1.57
REPAIR-MAINT	1.51	1.12	.76	1.85	252	1.65	1.25	.85	1.88
UTILITIES	2.01	1.52	1.09	2.00	252	2.18	1.68	1.18	2.27
RDS/GRDS/SEC	.38	.25	.11	.45	221	.38	.25	.11	.45
ADMINISTRATIVE	.78	.68	.40	.95	248	.78	.68	.40	.95
TOTAL OPER EXP	5.98	4.82	3.82	6.20	253	6.49	5.28	3.98	7.01
FIXED EXPENSES	2.12	1.18	.65	2.14	248	2.12	1.18	.65	2.14
TOTAL OPER+FIXED	8.05	6.18	4.57	8.53	253	8.64	6.63	4.90	9.14
LEASING EXP	.84	.30	.08	.99	193				
TOTAL PAYROLL	1.79	.98	.58	1.73	218				
TOTAL CONTRACT	1.47	1.32	.79	2.11	239				

AVG SQFT/OFC TEN	3608	234	AVG OFFICE OCCUPANCY	90.3	254
AVG SQFT RET TEN	3070	180	AVG RETAIL OCCUPANCY	91.5	172
AVG SQFT/OFC WORK	224	201	AVG RATE YR-END RENT	14.40	234
			RENTABLE GROSS SQFT	.90	255

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.92	229
PAYROLL	.59	161
CONTRACT	.58	212
SUP MAT MISC	.08	190
TRASH REMOVAL	.05	197
REPR MAINT TOTAL	1.13	233
PAYROLL	.52	185
ELEVATOR	.20	224
HVAC	.12	205
ELECTRICAL	.05	201
STRUCT ROOF	.05	108
PLUMBING	.02	195
FIRE LIFE SFTY	.02	109
OTHER MAINT SUP	.16	212
UTILITIES TOTAL	1.54	233
ELECTRIC	1.16	230
GAS	.16	147
FUEL OIL	.12	31
PURCH STEAM	.42	80
PURCH CH WTR	.48	7
COAL	.05	2
WATER SEWER	.07	212
RDS GNDS SEC TOT	.23	208
RDS GNDS TOTAL	.03	88
RDS GNDS PAYRL	.21	15
RDS GNDS CONTR	.03	56
RDS GNDS OTHER	.01	48
SECURITY TOTAL	.24	195
SEC PAYROLL	.21	71
SEC CONTRACTS	.16	162
SEC OTHER	.01	51

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.88	230
PAYROLL	.31	140
MGMT FEES	.43	170
LEGAL FEES	.03	130
AUDIT FEES	.04	88
GEN OFC EXP	.05	178
OTHER ADM EXP	.05	152
FIXED EXP TOTAL	1.17	229
REAL ESTATE TAX	.94	221
BUILDING INS	.21	219
PERS PROP TAX	.01	36
OTHER TAXES	.03	65
LEASING EXPENSES	.30	185
ADV PROMOTION	.02	105
COMM FEES	.11	127
TENANT ALTS	.31	127
BUY-OUTS	.16	8
TOTAL PAYROLL	.96	208
CLEANING	.59	101
REPAIR MAINT	.52	185
RDS GROUNDS	.21	15
SECURITY	.21	71
ADMINISTRATIVE	.31	140
TOTAL CONTRACTS	1.27	225
CLEANING	.58	212
REPAIR MAINT	.31	177
RDS GROUNDS	.03	56
SECURITY	.16	162
ADMINISTRATIVE	.39	150

*All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
50 OR MORE YEARS LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	45 BLDS 1,581,945 SQ.FT.					1,383,311 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					42	25.31	8.80	5.58	15.38
RETAIL AREA	18.27	17.55	8.32	27.88	24				
OTHER AREA	7.80	7.80			1				
TOTAL RENT	23.89	9.04	6.22	15.41	44				
MISCELLANEOUS	.53	.23	.02	.78	22				
TOTAL INCOME	24.20	9.13	6.25	15.09	44				
EXPENSE									
CLEANING	1.79	.84	.81	1.31	43	2.01	.93	.81	1.53
REPAIR-MAINT	2.64	1.08	.61	1.92	45	3.22	1.18	.72	2.51
UTILITIES	2.94	1.41	.71	1.83	44	3.28	1.50	.90	1.96
RDS GRDS SEC	.53	.08	.04	.49	31	.53	.08	.04	.48
ADMINISTRATIVE	.97	.55	.39	.97	42	.97	.55	.39	.97
TOTAL OPER EXP	8.76	4.15	2.80	5.66	45	9.90	4.79	3.01	7.00
FIXED EXPENSES	3.24	.98	.57	1.82	42	3.24	.98	.57	1.82
TOTAL OPER+FIXED	11.75	5.14	3.30	7.98	45	13.59	5.76	3.68	9.09
LEASING EXP	.76	.41	.11	.90	32				
TOTAL PAYROLL	3.57	.77	.48	1.39	28				
TOTAL CONTRACT	2.[illegible]	1.33	.76	2.52	41				

AVG SQFT/OFC TEN	1884	43	AVG OFFICE OCCUPANCY	87.3	44
AVG SQFT RET TEN	1829	25	AVG RETAIL OCCUPANCY	92.4	28
AVG SQFT/OFC WORK	142	34	AVG RATE YR-END RENT	11.13	40
			RENTABLE GROSS SQFT	.52	45

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.86	38
PAYROLL	.58	12
CONTRACT	.84	34
SUP MAT MISC	.07	30
TRASH REMOVAL	.08	33
REPR MAINT TOTAL	1.10	40
PAYROLL	.59	22
ELEVATOR	.20	35
HVAC	.20	27
ELECTRICAL	.08	28
STRUCT ROOF	.08	16
PLUMBING	.07	27
FIRE LIFE SFTY	.03	21
OTHER MAINT SUP	.28	36
UTILITIES TOTAL	1.41	39
ELECTRIC	.92	38
GAS	.24	26
FUEL OIL	.25	4
PURCH STEAM	.50	7
PURCH CH WTR		
COAL	.04	1
WATER SEWER	.08	34
RDS GNDS SEC TOT	.08	29
RDS GNDS TOTAL	.03	17
RDS GNDS PAYRL	.45	1
RDS GNDS CONTR	.03	14
RDS GNDS OTHER	.01	7
SECURITY TOTAL	.08	24
SEC PAYROLL	.49	6
SEC CONTRACTS	.04	21
SEC OTHER	.03	6

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.57	39
PAYROLL	.40	7
MGMT FEES	.53	31
LEGAL FEES	.04	19
AUDIT FEES	.04	12
GEN OFC EXP	.04	20
OTHER ADM EXP	.05	25
FIXED EXP TOTAL	.98	38
REAL ESTATE TAX	.73	38
BUILDING INS	.21	37
PERS PROP TAX	.01	2
OTHER TAXES	.04	6
LEASING EXPENSES	.42	29
ADV PROMOTION	.03	14
COMM FEES	.21	21
TENANT ALTS	.37	17
BUY-OUTS	.27	1
TOTAL PAYROLL	.81	26
CLEANING	.58	12
REPAIR MAINT	.59	22
RDS GROUNDS	.45	1
SECURITY	.49	6
ADMINISTRATIVE	.40	7
TOTAL CONTRACTS	1.29	38
CLEANING	.84	34
REPAIR MAINT	.58	27
RDS GROUNDS	.03	14
SECURITY	.04	21
ADMINISTRATIVE	.44	24

*All line items are computed as stand alone figures. Columns will not add to match totals.

Age/Size Analysis

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
50 OR MORE YEARS 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	58 BLDS 4,163,605 SQ.FT.					3,858,247 SQ.FT.			
INCOME	DOLLARS/SQ.FT.		MID RANGE		# BLDS	DOLLAR/SQ.FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					51	11.25	10.40	8.24	14.63
RETAIL AREA	14.22	13.01	8.25	21.20	30				
OTHER AREA	4.59	3.86	2.20	9.76	10				
TOTAL RENT	11.04	9.82	6.09	15.06	52				
MISCELLANEOUS	.44	.06	.01	.36	29				
TOTAL INCOME	11.28	9.85	6.09	15.47	52				
EXPENSE									
CLEANING	1.04	.78	.50	1.31	53	1.17	.87	.59	1.58
REPAIR/MAINT	1.23	1.04	.72	1.43	55	1.39	1.15	.78	1.69
UTILITIES	1.46	1.32	1.06	1.71	55	1.64	1.58	1.13	1.88
RDS/GRDS/SEC	.40	.24	.10	.59	49	.40	.24	.10	.59
ADMINISTRATIVE	.74	.62	.38	.93	52	.74	.62	.38	.93
TOTAL OPER EXP	4.75	4.32	3.38	5.89	55	5.26	4.69	3.61	6.37
FIXED EXPENSES	1.34	.87	.54	1.82	51	1.34	.87	.54	1.82
TOTAL OPER+FIXED	5.99	5.67	3.93	7.88	55	6.75	5.84	4.38	9.03
LEASING EXP	.45	.10	.05	.43	41				
TOTAL PAYROLL	1.12	.69	.45	1.34	47				
TOTAL CONTRACT	1.46	1.13	.85	1.94	50				

AVG SQFT OFC TEN	2311	48	AVG OFFICE OCCUPANCY	88.9	56
AVG SQFT RET TEN	2161	31	AVG RETAIL OCCUPANCY	87.4	33
AVG SQFT OFC WORK	218	43	AVG RATE YR END RENT	14.27	51
			RENTABLE/GROSS SQFT	.93	56

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.69	47	ADMIN TOTAL	.61	47
PAYROLL	.33	19	PAYROLL	.32	28
CONTRACT	.49	43	MGMT FEES	.37	38
SUP/MAT/MISC	.06	35	LEGAL FEES	.03	25
TRASH REMOVAL	.05	40	AUDIT FEES	.04	13
			GEN OFC EXP	.03	33
REPR/MAINT TOTAL	1.04	49	OTHER ADM EXP	.04	30
PAYROLL	.38	40			
ELEVATOR	.19	49	FIXED EXP TOTAL	.85	48
HVAC	.12	44	REAL ESTATE TAX	.79	42
ELECTRICAL	.05	44	BUILDING INS	.16	43
STRUCT/ROOF	.02	26	PERS PROP TAX	.04	7
PLUMBING	.02	42	OTHER TAXES	.03	11
FIRE/LIFE SFTY	.02	31			
OTHER MAINT/SUP	.10	44	LEASING EXPENSES	.10	41
			ADV/PROMOTION	.02	32
UTILITIES TOTAL	1.31	49	COMM FEES	.10	27
ELECTRIC	1.06	49	TENANT ALTS	.11	25
GAS	.15	30	BUY OUTS	.46	1
FUEL OIL	.19	7			
PURCH STEAM	.38	14	TOTAL PAYROLL	.66	45
PURCH CH WTR			CLEANING	.33	19
COAL			REPAIR/MAINT	.38	40
WATER/SEWER	.08	41	RDS/GROUNDS	.02	3
			SECURITY	.20	15
RDS/GRDS/SEC TOT	.21	44	ADMINISTRATIVE	.32	28
RDS/GRDS TOTAL	.03	22			
RDS/GRDS PAYRL	.02	3	TOTAL CONTRACTS	1.05	48
RDS/GRDS CONTR	.03	15	CLEANING	.49	43
RDS/GRDS OTHER	.01	12	REPAIR/MAINT	.28	37
SECURITY TOTAL	.21	42	RDS/GROUNDS	.03	15
SEC PAYROLL	.20	15	SECURITY	.11	35
SEC CONTRACTS	.11	35	ADMINISTRATIVE	.36	28
SEC OTHER	.01	8			

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
50 OR MORE YEARS 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	112 BLDS 19,876,109 SQ.FT.					17,902,078 SQ.FT.			
INCOME	DOLLARS/SQ.FT.		MID RANGE		# BLDS	DOLLAR/SQ.FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					107	11.69	10.13	7.59	13.16
RETAIL AREA	15.72	14.60	7.81	25.86	70				
OTHER AREA	5.74	4.65	2.90	9.79	27				
TOTAL RENT	11.69	10.13	7.56	14.18	110				
MISCELLANEOUS	.78	.23	.05	1.15	75				
TOTAL INCOME	12.14	10.82	7.87	14.63	111				
EXPENSE									
CLEANING	1.12	.97	.65	1.37	110	1.23	1.06	.73	1.55
REPAIR/MAINT	1.33	1.13	.84	1.62	111	1.47	1.25	.88	1.85
UTILITIES	1.91	1.59	1.19	2.14	111	2.10	1.74	1.28	2.32
RDS/GRDS/SEC	.32	.31	.17	.44	101	.32	.31	.17	.44
ADMINISTRATIVE	.84	.73	.41	1.02	110	.84	.73	.41	1.02
TOTAL OPER EXP	5.48	4.95	4.03	6.25	111	6.01	5.53	4.37	7.04
FIXED EXPENSES	1.55	1.25	.70	2.04	111	1.55	1.25	.70	2.04
TOTAL OPER+FIXED	7.02	6.32	5.15	8.26	111	7.58	6.90	5.58	9.11
LEASING EXP	.76	.33	.12	.99	69				
TOTAL PAYROLL	1.26	1.05	.66	1.58	102				
TOTAL CONTRACT	1.67	1.44	.93	2.11	107				

AVG SQFT OFC TEN	3004	105	AVG OFFICE OCCUPANCY	89.3	112
AVG SQFT RET TEN	2682	74	AVG RETAIL OCCUPANCY	90.7	79
AVG SQFT OFC WORK	225	91	AVG RATE YR END RENT	14.51	106
			RENTABLE/GROSS SQFT	.92	112

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.94	103	ADMIN TOTAL	.73	103
PAYROLL	.48	43	PAYROLL	.30	73
CONTRACT	.66	99	MGMT FEES	.43	78
SUP/MAT/MISC	.06	91	LEGAL FEES	.05	57
TRASH REMOVAL	.04	90	AUDIT FEES	.04	46
			GEN OFC EXP	.05	87
REPR/MAINT TOTAL	1.15	104	OTHER ADM EXP	.05	73
PAYROLL	.53	69			
ELEVATOR	.21	101	FIXED EXP TOTAL	1.23	104
HVAC	.11	98	REAL ESTATE TAX	.95	100
ELECTRICAL	.04	90	BUILDING INS	.22	100
STRUCT/ROOF	.05	42	PERS PROP TAX	.01	21
PLUMBING	.02	92	OTHER TAXES	.04	31
FIRE/LIFE SFTY	.02	48			
OTHER MAINT/SUP	.19	97	LEASING EXPENSES	.34	64
			ADV/PROMOTION	.02	48
UTILITIES TOTAL	1.60	104	COMM FEES	.10	56
ELECTRIC	1.20	103	TENANT ALTS	.39	61
GAS	.15	65	BUY OUTS	.05	6
FUEL OIL	.13	14			
PURCH STEAM	.41	39	TOTAL PAYROLL	1.06	97
PURCH CH WTR	.48	3	CLEANING	.48	43
COAL	.08	1	REPAIR/MAINT	.53	69
WATER/SEWER	.08	97	RDS/GROUNDS	.21	8
			SECURITY	.27	33
RDS/GRDS/SEC TOT	.29	94	ADMINISTRATIVE	.30	73
RDS/GRDS TOTAL	.02	37			
RDS/GRDS PAYRL	.21	8	TOTAL CONTRACTS	1.43	101
RDS/GRDS CONTR	.02	23	CLEANING	.66	99
RDS/GRDS OTHER	.01	19	REPAIR/MAINT	.30	81
SECURITY TOTAL	.28	90	RDS/GROUNDS	.02	23
SEC PAYROLL	.27	33	SECURITY	.18	73
SEC CONTRACTS	.18	73	ADMINISTRATIVE	.44	73
SEC OTHER	.01	25			

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
50 OR MORE YEARS   300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	30 BLDS 12,537,882 SQ.FT.					11,463,078 SQ.FT.			
INCOME	DOLLARS/SQ.FT.		MID RANGE		# BLDS	DOLLAR/SQ.FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					29	10.44	11.42	5.59	13.65
RETAIL AREA	9.71	7.89	4.16	14.38	20				
OTHER AREA	4.30	2.81	1.09	4.29	11				
TOTAL RENT	10.03	10.84	4.70	13.65	30				
MISCELLANEOUS	1.39	.72	.11	1.49	25				
TOTAL INCOME	11.19	11.78	4.81	16.46	30				
EXPENSE									
CLEANING	1.16	1.10	.71	1.82	30	1.27	1.19	.76	1.65
REPAIR-MAINT	1.34	1.18	.70	1.87	29	1.46	1.31	.73	1.97
UTILITIES	1.79	1.70	1.34	2.26	30	1.95	1.81	1.38	2.46
RDS GNDS SEC	.37	.23	.17	.34	28	.37	.23	.17	.34
ADMINISTRATIVE	.72	.69	.43	.91	30	.72	.69	.43	.91
TOTAL OPER EXP	5.29	5.01	3.77	6.64	30	5.77	5.55	4.01	6.71
FIXED EXPENSES	1.60	1.58	.55	2.27	30	1.60	1.58	.55	2.27
TOTAL OPER+FIXED	6.89	6.98	4.82	9.34	30	7.37	7.44	5.18	9.71
LEASING EXP	1.15	.54	.12	1.79	23				
TOTAL PAYROLL	1.57	1.06	.49	2.60	29				
TOTAL CONTRACT	1.29	1.27	.49	2.23	29				

AVG SQFT OFC TEN	5172	30	AVG OFFICE OCCUPANCY	87.9	30
AVG SQFT RET TEN	4178	22	AVG RETAIL OCCUPANCY	97.4	23
AVG SQFT OFC WORK	249	22	AVG RATE YR END RENT	16.31	27
			RENTABLE GROSS SQFT	.94	30

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS/SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.10	29	ADMIN TOTAL	.69	29
PAYROLL	.92	17	PAYROLL	.29	22
CONTRACT	.38	26	MGMT FEES	.32	17
SUP MAT MISC	.06	24	LEGAL FEES	.03	19
TRASH REMOVAL	.04	23	AUDIT FEES	.03	13
REPR MAINT TOTAL	1.16	28	GEN OFC EXP	.04	26
PAYROLL	.49	23	OTHER ADM EXP	.05	16
ELEVATOR	.20	27	FIXED EXP TOTAL	1.56	29
HVAC	.10	24	REAL ESTATE TAX	1.36	29
ELECTRICAL	.03	27	BUILDING INS	.17	28
STRUCT ROOF	.06	16	PERS PROP TAX	.00	5
PLUMBING	.02	23	OTHER TAXES	.02	14
FIRE LIFE SFTY	.02	11	LEASING EXPENSES	.54	23
OTHER MAINT SUP	.16	25	ADV PROMOTION	.04	16
UTILITIES TOTAL	1.72	29	COMM FEES	.11	18
ELECTRIC	1.29	28	TENANT ALTS	1.09	17
GAS	.24	17	BUY OUTS		
FUEL OIL	.06	2	TOTAL PAYROLL	.94	28
PURCH STEAM	.49	14	CLEANING	.92	17
PURCH CH WTR	.57	3	REPAIR MAINT	.49	23
COAL			RDS GROUNDS	.76	1
WATER SEWER	.06	26	SECURITY	.11	10
RDS GNDS SEC TOT	.23	27	ADMINISTRATIVE	.29	22
RDS GNDS TOTAL	.02	10	TOTAL CONTRACTS	1.29	28
RDS GNDS PAYRL	.76	1	CLEANING	.38	26
RDS GNDS CONTR	.03	3	REPAIR MAINT	.29	23
RDS GNDS OTHER	.01	8	RDS GROUNDS	.03	3
SECURITY TOTAL	.22	27	SECURITY	.20	23
SEC PAYROLL	.11	10	ADMINISTRATIVE	.33	18
SEC CONTRACTS	.20	23			
SEC OTHER	.01	9			

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
50 OR MORE YEARS   MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS 12,647,354 SQ.FT.					11,809,561 SQ.FT.			
INCOME	DOLLARS/SQ.FT.		MID RANGE		# BLDS	DOLLAR/SQ.FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					9	14.76	15.30	8.38	17.51
RETAIL AREA	20.63	9.74	6.21	40.64	7				
OTHER AREA					2				
TOTAL RENT	14.47	13.16	7.21	16.96	10				
MISCELLANEOUS	1.36	.22	.07	1.22	8				
TOTAL INCOME	15.61	13.17	7.28	18.20	10				
EXPENSE									
CLEANING	1.97	1.42	1.25	2.62	12	2.11	1.47	1.34	2.70
REPAIR-MAINT	1.87	1.37	.98	2.25	12	2.00	1.43	1.11	2.32
UTILITIES	2.43	2.44	1.76	2.66	12	2.59	2.49	1.90	2.87
RDS GNDS SEC	.38	.27	.20	.41	12	.38	.27	.20	.41
ADMINISTRATIVE	.76	.62	.35	.90	12	.76	.62	.35	.90
TOTAL OPER EXP	7.40	6.24	4.69	[illegible]	12	7.91	6.57	5.44	8.99
FIXED EXPENSES	3.62	3.30	1.78	4.54	12	3.62	3.30	1.78	4.54
TOTAL OPER+FIXED	11.02	9.88	6.00	13.92	12	11.53	9.95	6.55	14.19
LEASING EXP	.77	.18	.05	1.20	8				
TOTAL PAYROLL	2.60	2.46	1.45	3.85	12				
TOTAL CONTRACT	1.23	.83	.31	1.35	12				

AVG SQFT OFC TEN	5642	8	AVG OFFICE OCCUPANCY	95.6	12
AVG SQFT RET TEN	4808	8	AVG RETAIL OCCUPANCY	88.0	9
AVG SQFT OFC WORK	221	11	AVG RATE YR END RENT	21.86	10
			RENTABLE GROSS SQFT	.92	12

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS/SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.42	12	ADMIN TOTAL	.62	12
PAYROLL	1.26	10	PAYROLL	.23	12
CONTRACT	.16	10	MGMT FEES	.23	6
SUP MAT MISC	.07	10	LEGAL FEES	.02	10
TRASH REMOVAL	.05	11	AUDIT FEES	.01	4
REPR MAINT TOTAL	1.37	12	GEN OFC EXP	.09	10
PAYROLL	.78	11	OTHER ADM EXP	.06	8
ELEVATOR	.18	12	FIXED EXP TOTAL	3.30	12
HVAC	.11	12	REAL ESTATE TAX	2.75	12
ELECTRICAL	.04	12	BUILDING INS	.29	12
STRUCT ROOF	.07	6	PERS PROP TAX	2.14	1
PLUMBING	.03	11	OTHER TAXES	.02	4
FIRE LIFE SFTY	.02	8	LEASING EXPENSES	.18	8
OTHER MAINT SUP	.20	10	ADV PROMOTION	.03	5
UTILITIES TOTAL	2.44	12	COMM FEES	.05	5
ELECTRIC	2.03	12	TENANT ALTS	.12	7
GAS	.12	9	BUY OUTS		
FUEL OIL	.01	4	TOTAL PAYROLL	2.46	12
PURCH STEAM	.62	6	CLEANING	1.26	10
PURCH CH WTR	.30	1	REPAIR MAINT	.78	11
COAL			RDS GROUNDS	.29	2
WATER SEWER	.06	12	SECURITY	.18	7
RDS GNDS SEC TOT	.27	12	ADMINISTRATIVE	.23	12
RDS GNDS TOTAL	.37	2	TOTAL CONTRACTS	.83	12
RDS GNDS PAYRL	.29	2	CLEANING	.18	10
RDS GNDS CONTR	.07	1	REPAIR MAINT	.20	9
RDS GNDS OTHER	.04	2	RDS GROUNDS	.07	1
SECURITY TOTAL	.24	12	SECURITY	.12	10
SEC PAYROLL	.18	7	ADMINISTRATIVE	.17	8
SEC CONTRACTS	.12	10			
SEC OTHER	.02	3			

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA 1378 BLDS 375,244,524 SQ FT DOLLARS SQ FT AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA 351,165,903 SQ FT DOLLAR SQ FT AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA					1260	15.93	11.96	7.82	18.41
RETAIL AREA	42.33	14.52	8.33	22.17	604				
OTHER AREA	13.28	6.54	3.07	11.72	259				
TOTAL RENT	16.46	11.97	7.97	16.24	1285				
MISCELLANEOUS	1.26	19	04	70	863				
TOTAL INCOME	17.35	12.36	8.17	16.84	1293				
EXPENSE									
CLEANING	1.13	78	57	1.16	1335	1.20	85	62	1.27
REPAIR-MAINT	1.26	95	64	1.38	1366	91	1.03	68	1.47
UTILITIES	1.78	1.58	1.15	2.07	1358	15	1.67	1.20	2.22
RDS GNDS SEC	41	28	14	49	1284	41	28	14	49
ADMINISTRATIVE	70	66	40	93	1338	70	66	40	93
TOTAL OPER EXP	5.24	4.49	3.51	5.75	1367	2.61	4.82	3.74	6.20
FIXED EXPENSES	2.48	1.46	84	2.47	1336	2.48	1.46	84	2.47
TOTAL OPER+FIXED	7.67	6.14	4.71	8.30	1367	5.08	6.45	4.86	8.80
LEASING EXP	79	25	07	77	1041				
TOTAL PAYROLL	1.16	72	46	1.18	1191				
TOTAL CONTRACT	1.60	1.32	80	2.00	1329				

AVG SQFT OFC TEN	7998	1252	AVG OFFICE OCCUPANCY	89.8	1369
AVG SQFT RET TEN	3040	681	AVG RETAIL OCCUPANCY	91.1	757
AVG SQFT OFC WORK	272	1075	AVG RATE YR END RENT	16.49	1211
			RENTABLE GROSS SQFT	91	1378

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	79	182
PAYROLL	44	421
CONTRACT	62	099
SUP MAT MISC	06	965
TRASH REMOVAL	04	035
REPR MAINT TOTAL	98	190
PAYROLL	42	951
ELEVATOR	17	126
HVAC	12	109
ELECTRICAL	04	043
STRUCT ROOF	04	544
PLUMBING	01	947
FIRE LIFE SFTY	02	572
OTHER MAINT SUP	16	110
UTILITIES TOTAL	1.61	186
ELECTRIC	1.32	173
GAS	14	627
FUEL OIL	05	139
PURCH STEAM	37	285
PURCH CH WTR	48	66
COAL	05	4
WATER SEWER	06	111
RDS GNDS SEC TOT	28	127
RDS GNDS TOTAL	04	795
RDS GNDS PAYRL	07	168
RDS GNDS CONTR	04	591
RDS GNDS OTHER	01	472
SECURITY TOTAL	25	047
SEC PAYROLL	23	419
SEC CONTRACTS	17	869
SEC OTHER	02	443

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	68	166
PAYROLL	25	797
MGMT FEES	40	894
LEGAL FEES	03	619
AUDIT FEES	03	499
GEN OFC EXP	05	891
OTHER ADM EXP	03	802
FIXED EXP TOTAL	1.47	169
REAL ESTATE TAX	1.24	129
BUILDING INS	19	126
PERS PROP TAX	01	227
OTHER TAXES	04	321
LEASING EXPENSES	28	909
ADV PROMOTION	03	567
COMM FEES	13	654
TENANT ALTS	29	582
BUY OUTS	15	58
TOTAL PAYROLL	73	087
CLEANING	44	421
REPAIR MAINT	42	951
RDS GROUNDS	07	169
SECURITY	23	419
ADMINISTRATIVE	25	797
TOTAL CONTRACTS	1.38	173
CLEANING	62	099
REPAIR MAINT	33	886
RDS GROUNDS	04	591
SECURITY	17	869
ADMINISTRATIVE	41	800

All line items are computed at stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
DOWNTOWN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA 180 BLDS 5,520,539 SQ FT DOLLARS SQ FT AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA 5,052,005 SQ FT DOLLAR SQ FT AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA					169	20.34	10.18	6.32	14.40
RETAIL AREA		15.99	9.33	27.38	47				
OTHER AREA	5.52	3.69	2.33	9.97	10				
TOTAL RENT		10.16	6.71	14.79	172				
MISCELLANEOUS	97	21	06	49	61				
TOTAL INCOME		10.35	6.71	15.16	172				
EXPENSE									
CLEANING	1.06	73	49	1.01	170	1.15	75	51	1.13
REPAIR MAINT	1.53	77	46	1.22	178	1.66	88	52	1.36
UTILITIES	2.05	1.49	1.00	1.92	175	2.21	1.56	1.09	2.12
RDS GNDS SEC	41	20	06	48	152	41	20	06	48
ADMINISTRATIVE	84	58	37	90	171	84	58	37	90
TOTAL OPER EXP	5.73	3.94	2.81	5.34	178	6.09	4.20	3.09	5.91
FIXED EXPENSES	2.29	1.18	70	2.06	173	2.29	1.18	70	2.06
TOTAL OPER+FIXED	7.94	5.40	3.76	7.46	178	8.61	5.95	3.81	8.56
LEASING EXP	65	25	06	65	122				
TOTAL PAYROLL	1.62	56	26	89	116				
TOTAL CONTRACT	1.82	1.32	86	1.98	171				

AVG SQFT OFC TEN	1062	169	AVG OFFICE OCCUPANCY	87.7	177
AVG SQFT RET TEN	2484	51	AVG RETAIL OCCUPANCY	90.8	58
AVG SQFT OFC WORK	191	137	AVG RATE YR END RENT	12.94	162
			RENTABLE GROSS SQFT	76	180

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	73	156
PAYROLL	24	26
CONTRACT	61	144
SUP MAT MISC	07	122
TRASH REMOVAL	05	136
REPR MAINT TOTAL	84	159
PAYROLL	45	93
ELEVATOR	13	136
HVAC	17	137
ELECTRICAL	05	129
STRUCT ROOF	06	71
PLUMBING	03	115
FIRE LIFE SFTY	03	82
OTHER MAINT SUP	15	146
UTILITIES TOTAL	1.51	158
ELECTRIC	1.27	154
GAS	21	97
FUEL OIL	28	9
PURCH STEAM	50	11
PURCH CH WTR	02	2
COAL	04	2
WATER SEWER	06	147
RDS GNDS SEC TOT	20	138
RDS GNDS TOTAL	08	95
RDS GNDS PAYRL	11	13
RDS GNDS CONTR	07	78
RDS GNDS OTHER	04	46
SECURITY TOTAL	15	108
SEC PAYROLL	17	29
SEC CONTRACTS	07	91
SEC OTHER	02	35

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	63	155
PAYROLL	26	45
MGMT FEES	48	132
LEGAL FEES	03	73
AUDIT FEES	07	57
GEN OFF EXP	04	88
OTHER ADM EXP	03	95
FIXED EXP TOTAL	1.18	155
REAL ESTATE TAX	97	148
BUILDING INS	19	147
PERS PROP TAX	04	15
OTHER TAXES	02	24
LEASING EXPENSES	30	108
ADV PROMOTION	04	67
COMM FEES	15	77
TENANT ALTS	28	52
BUY OUTS	26	4
TOTAL PAYROLL	56	112
CLEANING	24	26
REPAIR MAINT	45	93
RDS GROUNDS	11	13
SECURITY	17	29
ADMINISTRATIVE	26	45
TOTAL CONTRACTS	1.35	157
CLEANING	61	144
REPAIR MAINT	39	121
RDS GROUNDS	07	78
SECURITY	07	91
ADMINISTRATIVE	49	106

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U.S. PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
DOWNTOWN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	175 BLDS 12,760,165 SQ.FT.					11,808,181 SQ.FT.			
INCOME	DOLLARS SQ.FT.		MID RANGE		# BLDS	DOLLAR SQ.FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					167	11.25	10.85	6.90	15.33
RETAIL AREA	15.09	16.09	9.02	22.10	65				
OTHER AREA	5.84	4.92	2.20	11.41	19				
TOTAL RENT	11.47	10.97	7.05	15.50	170				
MISCELLANEOUS	.44	.08	.02	.46	85				
TOTAL INCOME	11.70	11.07	7.08	15.73	170				
EXPENSE									
CLEANING	.84	.71	.53	.99	164	.90	.76	.57	1.11
REPAIR-MAINT	.89	.82	.48	1.15	172	.96	.88	.53	1.29
UTILITIES	1.50	1.53	1.11	1.92	168	1.61	1.66	1.16	2.03
RDS-GNDS-SEC	.32	.21	.09	.48	163	.32	.21	.09	.48
ADMINISTRATIVE	.72	.63	.38	.87	166	.72	.63	.38	.87
TOTAL OPER EXP	4.15	4.01	3.09	5.11	172	4.38	4.42	3.24	5.52
FIXED EXPENSES	1.48	1.20	.70	1.82	167	1.48	1.20	.70	1.82
TOTAL OPER+FIXED	5.58	5.41	4.02	7.14	172	5.93	5.68	4.27	7.52
LEASING EXP	.64	.11	.04	.47	130				
TOTAL PAYROLL	.85	.60	.36	.99	131				
TOTAL CONTRACT	1.30	1.18	.75	1.79	163				

AVG SQFT OFC TEN	3735	161	AVG OFFICE OCCUPANCY	88.4	174
AVG SQFT RET TEN	2677	68	AVG RETAIL OCCUPANCY	90.7	72
AVG SQFT OFC WORK	221	127	AVG RATE YR-END RENT	13.32	158
			RENTABLE GROSS SQFT	.94	175

COMPONENT COSTS: TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.72	144	ADMIN TOTAL	.69	141
PAYROLL	.27	49	PAYROLL	.27	65
CONTRACT	.54	134	MGMT FEES	.40	120
SUP MAT MISC	.07	113	LEGAL FEES	.03	73
TRASH REMOVAL	.04	122	AUDIT FEES	.03	62
			GEN OFC EXP	.03	95
REPR MAINT TOTAL	.85	146	OTHER ADM EXP	.04	88
PAYROLL	.37	109			
ELEVATOR	.12	143	FIXED EXP TOTAL	1.20	141
HVAC	.13	135	REAL ESTATE TAX	.98	134
ELECTRICAL	.04	125	BUILDING INS	.18	135
STRUCT ROOF	.03	68	PERS PROP TAX	.01	21
PLUMBING	.01	116	OTHER TAXES	.06	38
FIRE LIFE SFTY	.01	68			
OTHER MAINT SUP	.11	135	LEASING EXPENSES	.13	111
			ADV PROMOTION	.02	69
UTILITIES TOTAL	1.63	144	COMM FEES	.11	81
ELECTRIC	1.32	144	TENANT ALTS	.15	65
GAS	.18	81	BUY OUTS	.46	3
FUEL OIL	.17	14			
PURCH STEAM	.38	23	TOTAL PAYROLL	.62	125
PURCH CH WTR	.01	2	CLEANING	.27	49
COAL			REPAIR MAINT	.37	109
WATER SEWER	.08	132	RDS GROUNDS	.05	12
			SECURITY	.21	40
RDS GNDS SEC TOT	.23	137	ADMINISTRATIVE	.27	65
RDS GNDS TOTAL	.08	90			
RDS GNDS PAYRL	.05	12	TOTAL CONTRACTS	1.22	143
RDS GNDS CONTR	.05	62	CLEANING	.54	134
RDS GNDS OTHER	.02	59	REPAIR MAINT	.30	107
SECURITY TOTAL	.21	122	RDS GROUNDS	.05	62
SEC PAYROLL	.21	40	SECURITY	.12	104
SEC CONTRACTS	.12	104	ADMINISTRATIVE	.45	100
SEC OTHER	.01	31			

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U.S. PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	414 BLDS 77,829,740 SQ.FT.					72,714,925 SQ.FT.			
INCOME	DOLLARS SQ.FT.		MID RANGE		# BLDS	DOLLAR SQ.FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					384	13.10	12.18	8.64	16.07
RETAIL AREA	16.92	14.41	8.22	22.47	201				
OTHER AREA	8.90	6.41	4.14	11.06	78				
TOTAL RENT	13.20	12.35	8.72	16.49	388				
MISCELLANEOUS	.62	.17	.05	.67	270				
TOTAL INCOME	13.54	12.62	9.05	16.85	391				
EXPENSE									
CLEANING	.96	.80	.62	1.14	404	1.02	.87	.67	1.24
REPAIR-MAINT	1.15	1.07	.72	1.47	412	1.23	1.14	.75	1.54
UTILITIES	1.76	1.64	1.21	2.10	411	1.87	1.72	1.27	2.25
RDS-GNDS-SEC	.37	.30	.16	.48	394	.37	.30	.16	.48
ADMINISTRATIVE	.81	.71	.44	1.02	407	.81	.71	.44	1.02
TOTAL OPER EXP	5.02	4.79	3.76	5.86	412	5.32	5.08	3.98	6.35
FIXED EXPENSES	1.84	1.44	.85	2.42	405	1.84	1.44	.85	2.42
TOTAL OPER+FIXED	6.83	5.40	5.03	8.28	412	7.18	6.74	5.20	8.66
LEASING EXP	.91	.32	.10	.90	312				
TOTAL PAYROLL	1.06	.76	.52	1.26	389				
TOTAL CONTRACT	1.56	1.43	.82	2.06	403				

AVG SQFT OFC TEN	5443	390	AVG OFFICE OCCUPANCY	88.4	414
AVG SQFT RET TEN	2707	222	AVG RETAIL OCCUPANCY	91.5	241
AVG SQFT OFC WORK	254	334	AVG RATE YR-END RENT	16.41	372
			RENTABLE GROSS SQFT	.91	414

COMPONENT COSTS: TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.80	364	ADMIN TOTAL	.71	362
PAYROLL	.49	124	PAYROLL	.28	267
CONTRACT	.64	341	MGMT FEES	.44	282
SUP MAT MISC	.06	309	LEGAL FEES	.03	191
TRASH REMOVAL	.04	319	AUDIT FEES	.04	157
			GEN OFC EXP	.05	283
REPR MAINT TOTAL	1.07	367	OTHER ADM EXP	.03	253
PAYROLL	.46	311			
ELEVATOR	.17	359	FIXED EXP TOTAL	1.44	363
HVAC	.11	347	REAL ESTATE TAX	1.19	352
ELECTRICAL	.04	319	BUILDING INS	.19	348
STRUCT ROOF	.05	147	PERS PROP TAX	.00	92
PLUMBING	.01	295	OTHER TAXES	.04	114
FIRE LIFE SFTY	.02	190			
OTHER MAINT SUP	.17	344	LEASING EXPENSES	.36	277
			ADV PROMOTION	.02	180
UTILITIES TOTAL	1.66	268	COMM FEES	.13	211
ELECTRIC	1.39	361	TENANT ALTS	.40	187
GAS	.12	201	BUY OUTS	.17	18
FUEL OIL	.09	44			
PURCH STEAM	.40	80	TOTAL PAYROLL	.79	352
PURCH CH WTR	.55	7	CLEANING	.49	124
COAL	.07	2	REPAIR MAINT	.46	311
WATER SEWER	.06	342	RDS GROUNDS	.07	39
			SECURITY	.26	104
RDS GNDS SEC TOT	.30	349	ADMINISTRATIVE	.26	267
RDS GNDS TOTAL	.03	215			
RDS GNDS PAYRL	.07	39	TOTAL CONTRACTS	1.43	361
RDS GNDS CONTR	.03	167	CLEANING	.64	341
RDS GNDS OTHER	.01	105	REPAIR MAINT	.33	276
SECURITY TOTAL	.26	340	RDS GROUNDS	.03	167
SEC PAYROLL	.26	104	SECURITY	.20	277
SEC CONTRACTS	.20	277	ADMINISTRATIVE	.49	253
SEC OTHER	.02	117			

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U.S. PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	207 BLDS 88,378,836 SQ FT					84,039,915 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					181	13.48	12.52	9.00	16.98
RETAIL AREA	18.07	13.02	6.81	20.02	101				
OTHER AREA	6.88	6.36	2.12	10.55	49				
TOTAL RENT	13.02	12.61	8.62	16.92	188				
MISCELLANEOUS	1.13	.20	.05	.85	149				
TOTAL INCOME	13.86	12.90	9.27	17.28	189				
EXPENSE									
CLEANING	1.02	.83	.60	1.29	203	1.07	.88	.63	1.36
REPAIR MAINT	1.19	1.00	.74	1.40	204	.03	1.07	.77	1.42
UTILITIES	1.78	1.66	1.27	2.17	204	.04	1.71	1.29	2.27
RDS GNDS SEC	.43	.31	.20	.52	199	.43	.31	.20	.52
ADMINISTRATIVE	.68	.68	.43	.89	200	.68	.68	.43	.89
TOTAL OPER EXP	5.04	4.66	3.83	5.89	205	2.74	4.92	3.95	6.21
FIXED EXPENSES	2.09	1.61	1.00	2.46	201	2.09	1.61	1.00	2.46
TOTAL OPER+FIXED	7.09	6.57	5.09	8.40	205	4.32	6.80	5.18	8.72
LEASING EXP*	1.03	.31	.07	.85	154				
TOTAL PAYROLL	1.16	.79	.48	1.26	194				
TOTAL CONTRACT	1.49	1.27	.83	2.05	199				

AVG SQFT OFC TEN	7757	191	AVG OFFICE OCCUPANCY	87.7	205
AVG SQFT RET TEN	3018	133	AVG RETAIL OCCUPANCY	90.1	142
AVG SQFT OFC WORK	242	177	AVG RATE YR-END RENT	18.96	180
			RENTABLE GROSS SQFT	.93	207

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.83	189	ADMIN TOTAL	.70	185
PAYROLL	.61	70	PAYROLL	.25	150
CONTRACT	.64	180	MGMT FEES	.33	135
SUP MAT MISC	.05	156	LEGAL FEES	.03	110
TRASH REMOVAL	.03	158	AUDIT FEES	.03	89
			GEN OFC EXP	.05	165
			OTHER ADM EXP	.04	124
REPR MAINT TOTAL	1.02	189			
PAYROLL	.43	157	FIXED EXP TOTAL	1.61	186
ELEVATOR	.21	186	REAL ESTATE TAX	1.38	180
HVAC	.10	178	BUILDING INS	.17	180
ELECTRICAL	.04	172	PERS PROP TAX	.01	47
STRUCT ROOF	.04	79	OTHER TAXES	.04	70
PLUMBING	.01	148			
FIRE LIFE SFTY	.02	93	LEASING EXPENSES	.33	140
OTHER MAINT SUP	.15	177	ADV PROMOTION	.03	96
			COMM FEES	.17	95
UTILITIES TOTAL	1.67	189	TENANT ALTS	.27	94
ELECTRIC	1.33	186	BUY OUTS	.14	18
GAS	.10	84			
FUEL OIL	.01	22	TOTAL PAYROLL	.79	182
PURCH STEAM	.33	63	CLEANING	.61	70
PURCH CH WTR	.57	17	REPAIR MAINT	.43	157
COAL			RDS GROUNDS	.09	25
WATER SEWER	.05	184	SECURITY	.23	74
			ADMINISTRATIVE	.25	150
RDS GNDS SEC TOT	.32	184			
RDS GNDS TOTAL	.04	138	TOTAL CONTRACTS	1.32	187
RDS GNDS PAYRL	.09	25	CLEANING	.64	180
RDS GNDS CONTR	.03	98	REPAIR MAINT	.32	145
RDS GNDS OTHER	.01	82	RDS GROUNDS	.03	98
SECURITY TOTAL	.27	176	SECURITY	.20	150
SEC PAYROLL	.23	74	ADMINISTRATIVE	.32	129
SEC CONTRACTS	.20	150			
SEC OTHER	.01	86			

*All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
DOWNTOWN MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	136 BLDS 139,105,139 SQ FT					130,488,453 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					120	15.31	14.43	10.72	20.22
RETAIL AREA	18.28	14.74	7.73	21.89	87				
OTHER AREA	23.50	9.85	4.96	33.98	44				
TOTAL RENT	14.99	13.82	10.15	20.09	125				
MISCELLANEOUS	1.64	.34	.09	1.07	96				
TOTAL INCOME	16.22	15.12	10.42	20.70	125				
EXPENSE									
CLEANING	1.19	.93	.64	1.54	136	1.26	.99	.68	1.60
REPAIR MAINT	1.22	1.02	.79	1.44	136	1.30	1.11	.85	1.54
UTILITIES	1.83	1.63	1.22	2.25	136	1.93	1.74	1.23	2.37
RDS GNDS SEC	.38	.31	.18	.46	134	.38	.31	.18	.46
ADMINISTRATIVE	.66	.60	.40	.82	136	.66	.60	.40	.82
TOTAL OPER EXP	5.27	4.77	3.77	6.04	136	5.60	5.20	3.89	6.53
FIXED EXPENSES	3.26	2.09	1.43	4.87	134	3.26	2.09	1.43	4.87
TOTAL OPER+FIXED	8.46	7.98	5.09	10.23	136	8.82	8.37	5.48	10.72
LEASING EXP	.6[illegible]	.23	.09	.72	103				
TOTAL PAYROLL	1.0[illegible]	.73	.45	1.11	129				
TOTAL CONTRACT	1.64	1.37	.97	2.06	132				

AVG SQFT OFC TEN	18084	119	AVG OFFICE OCCUPANCY	90.7	135
AVG SQFT RET TEN	3767	99	AVG RETAIL OCCUPANCY	90.1	112
AVG SQFT OFC WORK	277	110	AVG RATE YR-END RENT	22.70	112
			RENTABLE GROSS SQFT	.92	136

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.93	121	ADMIN TOTAL	.59	121
PAYROLL	.64	41	PAYROLL	.21	110
CONTRACT	.66	115	MGMT FEES	.27	90
SUP MAT MISC	.05	105	LEGAL FEES	.02	73
TRASH REMOVAL	.04	111	AUDIT FEES	.01	64
			GEN OFC EXP	.05	102
			OTHER ADM EXP	.03	97
REPR MAINT TOTAL	1.06	121			
PAYROLL	.44	100	FIXED EXP TOTAL	2.03	120
ELEVATOR	.22	119	REAL ESTATE TAX	1.79	115
HVAC	.11	113	BUILDING INS	.20	112
ELECTRICAL	.04	111	PERS PROP TAX	.01	20
STRUCT ROOF	.03	80	OTHER TAXES	.03	33
PLUMBING	.01	99			
FIRE LIFE SFTY	.01	67	LEASING EXPENSES	.22	94
OTHER MAINT SUP	.18	114	ADV PROMOTION	.02	57
			COMM FEES	.12	75
UTILITIES TOTAL	1.62	121	TENANT ALTS	.22	63
ELECTRIC	1.35	120	BUY OUTS	.14	8
GAS	.05	58			
FUEL OIL	.01	14	TOTAL PAYROLL	.73	119
PURCH STEAM	.37	44	CLEANING	.64	41
PURCH CH WTR	.56	10	REPAIR MAINT	.44	100
COAL			RDS GROUNDS	.06	11
WATER SEWER	.05	115	SECURITY	.23	49
			ADMINISTRATIVE	.21	110
RDS GNDS SEC TOT	.31	120			
RDS GNDS TOTAL	.03	90	TOTAL CONTRACTS	1.34	120
RDS GNDS PAYRL	.06	11	CLEANING	.66	115
RDS GNDS CONTR	.03	75	REPAIR MAINT	.33	91
RDS GNDS OTHER	.01	49	RDS GROUNDS	.03	75
SECURITY TOTAL	.26	118	SECURITY	.16	99
SEC PAYROLL	.23	49	ADMINISTRATIVE	.27	66
SEC CONTRACTS	.16	99			
SEC OTHER	.01	65			

All line items are computed as stand alone figures. Columns will not add to match totals.

Location/Size Analysis

U.S. PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	1860 BLDS 174,723,467 SQ.FT.					166,960,542 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					1753	12.69	11.03	8.01	14.22
RETAIL AREA	11.16	12.69	7.05	16.90	196				
OTHER AREA	9.03	7.84	4.15	12.58	92				
TOTAL RENT	12.72	11.17	7.97	14.37	1770				
MISCELLANEOUS	.30	.09	.02	.34	1077				
TOTAL INCOME	12.86	11.29	8.08	14.63	1773				
EXPENSE									
CLEANING	.64	.64	.49	.82	1758	.66	.65	.50	.84
REPAIR-MAINT	.75	.65	.45	.88	1833	.78	.66	.45	.93
UTILITIES	1.39	1.45	1.09	1.83	1822	1.45	1.49	1.10	1.87
RDS GNDS SEC	.39	.29	.18	.45	1685	.39	.29	.18	.48
ADMINISTRATIVE	.71	.64	.45	.89	1822	.71	.64	.45	.89
TOTAL OPER EXP	3.81	3.84	3.06	4.66	1850	3.93	3.91	3.13	4.78
FIXED EXPENSES	1.50	1.33	.90	1.78	1828	1.50	1.33	.90	1.78
TOTAL OPER+FIXED	5.28	5.27	4.24	6.26	1851	5.53	5.32	4.28	6.38
LEASING EXP	.78	.31	.10	.82	1512				
TOTAL PAYROLL	.61	.45	.28	.69	1381				
TOTAL CONTRACT	1.31	1.34	.92	1.77	1654				

AVG SQFT OFC TEN	5214	1626	AVG OFFICE OCCUPANCY	83.3	1634
AVG SQFT RET TEN	3088	237	AVG RETAIL OCCUPANCY	88.8	275
AVG SQFT OFC WORK	282	1282	AVG RATE YR-END RENT	14.53	1649
			RENTABLE GROSS SQFT	.95	1864

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.65	385	ADMIN TOTAL	.65	388
PAYROLL	.17	269	PAYROLL	.24	771
CONTRACT	.54	324	MGMT FEES	.45	229
SUP MAT MISC	.05	042	LEGAL FEES	.03	760
TRASH REMOVAL	.04	189	AUDIT FEES	.03	451
			GEN OFC EXP	.05	930
REPR MAINT TOTAL	.65	410	OTHER ADM EXP	.03	866
PAYROLL	.27	997			
ELEVATOR	.07	061	FIXED EXP TOTAL	1.34	394
HVAC	.11	306	REAL ESTATE TAX	1.14	354
ELECTRICAL	.03	161	BUILDING INS	.16	326
STRUCT ROOF	.03	776	PERS PROP TAX	.00	258
PLUMBING	.01	041	OTHER TAXES	.03	246
FIRE LIFE SFTY	.01	612			
OTHER MAINT SUP	.14	300	LEASING EXPENSES	.36	133
			ADV PROMOTION	.03	824
UTILITIES TOTAL	1.47	407	COMM FEES	.18	898
ELECTRIC	1.32	399	TENANT ALTS	.35	733
GAS	.13	587	BUY-OUTS	.14	61
FUEL OIL	.02	99			
PURCH STEAM	.99	7	TOTAL PAYROLL	.45	171
PURCH CH WTR	.54	15	CLEANING	.17	269
COAL	.31	3	REPAIR MAINT	.27	997
WATER SEWER	.06	343	RDS GROUNDS	.10	236
			SECURITY	.16	129
RDS GNDS SEC TOT	.28	390	ADMINISTRATIVE	.24	771
RDS GNDS TOTAL	.18	351			
RDS GNDS PAYRL	.10	236	TOTAL CONTRACTS	1.38	398
RDS GNDS CONTR	.13	215	CLEANING	.54	324
RDS GNDS OTHER	.04	834	REPAIR MAINT	.25	027
SECURITY TOTAL	.12	046	RDS GROUNDS	.13	215
SEC PAYROLL	.16	129	SECURITY	.09	938
SEC CONTRACTS	.09	938	ADMINISTRATIVE	.49	032
SEC OTHER	.02	310			

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
SUBURBAN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	293 BLDS 8,076,022 SQ.FT.					7,929,855 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					276	10.89	10.35	8.02	13.03
RETAIL AREA	9.30	13.56	7.40	14.94	13				
OTHER AREA	7.37	9.41	5.07	13.86	6				
TOTAL RENT	10.98	10.40	7.91	13.16	278				
MISCELLANEOUS	.39	.08	.01	.35	135				
TOTAL INCOME	11.18	10.55	7.99	13.43	278				
EXPENSE									
CLEANING	.72	.70	.52	.89	274	.73	.71	.53	.91
REPAIR-MAINT	.69	.64	.41	.87	288	.70	.64	.41	.88
UTILITIES	1.55	1.55	1.06	1.96	286	1.57	1.56	1.08	1.98
RDS GNDS SEC	.37	.29	.17	.47	266	.37	.29	.17	.47
ADMINISTRATIVE	.71	.58	.40	.86	285	.71	.58	.40	.86
TOTAL OPER EXP	3.93	3.77	2.91	4.96	293	4.00	3.84	2.97	4.98
FIXED EXPENSES	1.46	1.25	.83	1.77	290	1.46	1.25	.83	1.77
TOTAL OPER+FIXED	5.38	5.11	3.93	6.52	293	5.45	5.25	3.95	6.58
LEASING EXP	.59	.27	.07	.74	218				
TOTAL PAYROLL	.53	.34	.17	.65	159				
TOTAL CONTRACT	1.56	1.51	1.00	1.97	272				

AVG SQFT OFC TEN	2392	265	AVG OFFICE OCCUPANCY	87.5	290
AVG SQFT RET TEN	1386	16	AVG RETAIL OCCUPANCY	91.1	16
AVG TQFT OFC WORK	226	214	AVG RATE YR-END RENT	12.27	269
			RENTABLE GROSS SQFT	.94	293

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIUN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.70	250	ADMIN TOTAL	.59	246
PAYROLL	.40	30	PAYROLL	.28	62
CONTRACT	.59	229	MGMT FEES	.50	222
SUP MAT MISC	.07	179	LEGAL FEES	.04	93
TRASH REMOVAL	.06	218	AUDIT FEES	.05	90
			GEN OFC EXP	.04	115
REPR MAINT TOTAL	.64	253	OTHER ADM EXP	.04	124
PAYROLL	.20	122			
ELEVATOR	.06	154	FIXED EXP TOTAL	1.25	251
HVAC	.15	231	REAL ESTATE TAX	1.04	246
ELECTRICAL	.04	179	BUILDING INS	.15	242
STRUCT ROOF	.05	109	PERS PROP TAX	.01	15
PLUMBING	.02	155	OTHER TAXES	.03	33
FIRE LIFE SFTY	.01	76			
OTHER MAINT SUP	.17	227	LEASING EXPENSES	.26	186
			ADV PROMOTION	.03	115
UTILITIES TOTAL	1.57	251	COMM FEES	.20	132
ELECTRIC	1.39	247	TENANT ALTS	.34	103
GAS	.18	119	BUY-OUTS	.09	5
FUEL OIL	.14	8			
PURCH STEAM	.36	2	TOTAL PAYROLL	.36	146
PURCH CH WTR	.13	1	CLEANING	.40	30
COAL	.07	1	REPAIR MAINT	.20	122
WATER SEWER	.06	234	RDS GROUNDS	.21	19
			SECURITY	.21	12
RDS GNDS SEC TOT	.28	244	ADMINISTRATIVE	.26	62
RDS GNDS TOTAL	.24	239			
RDS GNDS PAYRL	.21	19	TOTAL CONTRACTS	1.52	252
RDS GNDS CONTR	.20	218	CLEANING	.59	229
RDS GNDS OTHER	.05	118	REPAIR MAINT	.26	190
SECURITY TOTAL	.06	138	RDS GROUNDS	.20	218
SEC PAYROLL	.21	12	SECURITY	.06	109
SEC CONTRACTS	.06	109	ADMINISTRATIVE	.52	198
SEC OTHER	.02	34			

All line items are computed as stand alone figures. Columns will not add to match totals.

Location/Size Analysis

U.S. PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
SUBURBAN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	311 BLDS 22,712,154 SQ.FT.					22,373,300 SQ.FT.			
	DOLLARS SQ.FT.		MID RANGE		# BLDS	DOLLAR SQ.FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					301	10.95	11.04	8.34	13.78
RETAIL AREA	16.52	15.72	11.29	20.39	19				
OTHER AREA	5.56	3.67	2.98	8.53	6				
TOTAL RENT	11.24	11.16	8.41	14.24	301				
MISCELLANEOUS	.28	.09	.02	.26	193				
TOTAL INCOME	11.42	11.34	8.57	14.53	301				
EXPENSE									
CLEANING	.68	.63	.51	.83	301	.69	.65	.51	.84
REPAIR-MAINT	.74	.64	.46	.88	306	.75	.64	.47	.90
UTILITIES	1.60	1.60	1.22	1.92	305	1.62	1.62	1.23	1.93
RDS. GRDS SEC	.34	.25	.17	.39	294	.34	.25	.17	.39
ADMINISTRATIVE	.70	.65	.46	.88	303	.70	.65	.46	.88
TOTAL OPER EXP	3.99	3.93	3.15	4.65	308	4.02	3.97	3.22	4.75
FIXED EXPENSES	1.41	1.25	.84	1.75	300	1.41	1.25	.84	1.75
TOTAL OPER+FIXED	5.36	5.22	4.27	6.13	309	5.45	5.27	4.34	6.21
LEASING EXP	.90	.27	.09	.71	248				
TOTAL PAYROLL	.60	.40	.27	.68	230				
TOTAL CONTRACT	1.37	1.34	.92	1.76	285				

AVG SQFT OFC TEN	3957	282	AVG OFFICE OCCUPANCY	82.6	304
AVG SQFT RET TEN	3352	23	AVG RETAIL OCCUPANCY	89.6	29
AVG SQFT OFC WORK	227	207	AVG RATE YR-END RENT	14.92	269
			RENTABLE GROSS SQFT	.94	311

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.63	246	ADMIN TOTAL	.65	243
PAYROLL	.29	35	PAYROLL	.31	102
CONTRACT	.55	236	MGMT FEES	.48	224
SUP MAT MISC	.06	184	LEGAL FEES	.03	106
TRASH REMOVAL	.04	221	AUDIT FEES	.03	66
			GEN OFC EXP	.05	139
			OTHER ADM EXP	.04	124
REPR MAINT TOTAL	.64	245			
PAYROLL	.28	163	FIXED EXP TOTAL	1.26	241
ELEVATOR	.07	228	REAL ESTATE TAX	1.10	233
HVAC	.13	236	BUILDING INS	.15	235
ELECTRICAL	.04	195	PERS PROP TAX	.00	27
STRUCT ROOF	.02	97	OTHER TAXES	.05	41
PLUMBING	.01	166			
FIRE LIFE SFTY	.01	103	LEASING EXPENSES	.30	199
OTHER MAINT SUP	.15	231	ADV PROMOTION	.03	142
			COMM FEES	.20	147
UTILITIES TOTAL	1.56	246	TENANT ALTS	.31	105
ELECTRIC	1.41	245	BUY-OUTS	.35	13
GAS	.15	95			
FUEL OIL	.07	5	TOTAL PAYROLL	.42	190
PURCH STEAM	1.41	3	CLEANING	.29	35
PURCH CH WTR	.88	1	REPAIR MAINT	.28	163
COAL			RDS GROUNDS	.09	31
WATER SEWER	.06	237	SECURITY	.15	27
			ADMINISTRATIVE	.31	102
RDS GRDS SEC TOT	.24	244			
RDS GRDS TOTAL	.17	239	TOTAL CONTRACTS	1.40	244
RDS GRDS PAYRL	.09	31	CLEANING	.55	236
RDS GRDS CONTR	.12	214	REPAIR MAINT	.26	163
RDS GRDS OTHER	.04	150	RDS GROUNDS	.12	214
SECURITY TOTAL	.08	188	SECURITY	.08	167
SEC PAYROLL	.15	27	ADMINISTRATIVE	.52	191
SEC CONTRACTS	.08	167			
SEC OTHER	.02	49			

"All line items are computed as stand alone figures. Columns will not add to match totals."

U.S. PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	359 BLDS 60,393,485 SQ.FT.					58,964,335 SQ.FT.			
	DOLLARS SQ.FT.		MID RANGE		# BLDS	DOLLAR SQ.FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					328	16.47	12.49	8.66	15.54
RETAIL AREA	13.33	14.28	8.93	18.54	47				
OTHER AREA	5.40	5.33	3.93	10.79	25				
TOTAL RENT	17.02	12.60	8.93	15.86	334				
MISCELLANEOUS	.37	.08	.03	.41	233				
TOTAL INCOME	17.21	12.70	9.05	15.99	338				
EXPENSE									
CLEANING	.66	.64	.50	.79	349	.67	.65	.51	.80
REPAIR-MAINT	.76	.68	.49	.91	351	.77	.70	.49	.95
UTILITIES	1.43	1.37	1.10	1.73	349	1.46	1.41	1.12	1.76
RDS. GRDS SEC	.39	.33	.20	.50	338	.39	.33	.20	.50
ADMINISTRATIVE	.77	.70	.49	.94	341	.77	.70	.49	.94
TOTAL OPER EXP	3.94	3.86	3.23	4.67	352	3.95	3.92	3.32	4.75
FIXED EXPENSES	1.58	1.42	1.08	1.89	347	1.58	1.42	1.07	1.89
TOTAL OPER+FIXED	5.49	5.41	4.61	6.19	352	5.59	5.50	4.69	6.37
LEASING EXP	.83	.34	.11	.87	289				
TOTAL PAYROLL	.58	.50	.36	.69	319				
TOTAL CONTRACT	1.40	1.29	.98	1.74	330				

AVG SQFT OFC TEN	5962	322	AVG OFFICE OCCUPANCY	84.6	349
AVG SQFT RET TEN	3084	51	AVG RETAIL OCCUPANCY	91.4	61
AVG SQFT OFC WORK	281	263	AVG RATE YR-END RENT	15.98	319
			RENTABLE GROSS SQFT	.95	359

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.65	279	ADMIN TOTAL	.70	271
PAYROLL	.13	64	PAYROLL	.23	185
CONTRACT	.53	274	MGMT FEES	.43	245
SUP MAT MISC	.05	228	LEGAL FEES	.03	167
TRASH REMOVAL	.04	245	AUDIT FEES	.03	100
			GEN OFC EXP	.05	222
			OTHER ADM EXP	.02	187
REPR MAINT TOTAL	.69	280			
PAYROLL	.28	240	FIXED EXP TOTAL	1.43	276
ELEVATOR	.08	269	REAL ESTATE TAX	1.19	268
HVAC	.09	263	BUILDING INS	.17	263
ELECTRICAL	.03	236	PERS PROP TAX	.00	77
STRUCT ROOF	.03	129	OTHER TAXES	.05	80
PLUMBING	.01	215			
FIRE LIFE SFTY	.01	129	LEASING EXPENSES	.44	227
OTHER MAINT SUP	.12	269	ADV PROMOTION	.04	170
			COMM FEES	.16	193
UTILITIES TOTAL	1.37	280	TENANT ALTS	.36	161
ELECTRIC	1.24	280	BUY-OUTS	.13	27
GAS	.08	109			
FUEL OIL	.01	21	TOTAL PAYROLL	.49	288
PURCH STEAM			CLEANING	.13	64
PURCH CH WTR	.48	7	REPAIR MAINT	.28	240
COAL	.31	1	RDS GROUNDS	.09	45
WATER SEWER	.06	272	SECURITY	.14	37
			ADMINISTRATIVE	.23	185
RDS GRDS SEC TOT	.33	279			
RDS GRDS TOTAL	.15	273	TOTAL CONTRACTS	1.37	279
RDS GRDS PAYRL	.09	45	CLEANING	.53	274
RDS GRDS CONTR	.11	248	REPAIR MAINT	.20	232
RDS GRDS OTHER	.03	185	RDS GROUNDS	.11	248
SECURITY TOTAL	.15	256	SECURITY	.13	233
SEC PAYROLL	.14	37	ADMINISTRATIVE	.46	223
SEC CONTRACTS	.13	233			
SEC OTHER	.01	70			

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Location/Size Analysis

U.S. PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
SUBURBAN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	66 BLDS 27,594,167 SQ FT					26,365,302 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					59	12.00	12.37	8.04	16.22
RETAIL AREA	9.73	7.81	5.69	13.28	24				
OTHER AREA	16.42	13.08	6.72	32.56	12				
TOTAL RENT	11.88	12.27	7.78	16.39	60				
MISCELLANEOUS	.18	.10	.02	.18	44				
TOTAL INCOME	11.72	12.29	7.62	16.73	61				
EXPENSE									
CLEANING	.66	.62	.49	.77	65	.69	.67	.49	.83
REPAIR-MAINT	.63	.61	.56	.86	65	.67	.66	.59	1.05
UTILITIES	1.41	1.21	1.00	1.57	65	1.47	1.23	1.05	1.69
RDS GRDS SEC	.41	.32	.22	.58	65	.41	.32	.22	.58
ADMINISTRATIVE	.74	.70	.48	1.01	64	.74	.70	.48	1.01
TOTAL OPER EXP	4.04	4.18	3.32	4.66	65	4.13	4.30	3.40	4.80
FIXED EXPENSES	1.58	1.55	1.28	1.91	65	1.58	1.55	1.28	1.91
TOTAL OPER+FIXED	5.61	5.63	4.78	6.40	65	5.79	5.82	4.91	6.54
LEASING EXP	1.08	.39	.10	1.33	48				
TOTAL PAYROLL	.63	.46	.37	.76	63				
TOTAL CONTRACT	1.29	1.26	.92	1.73	65				

AVG SQFT OFC TEN	8002	56	AVG OFFICE OCCUPANCY	82.5	64
AVG SQFT RET TEN	3191	22	AVG RETAIL OCCUPANCY	82.6	24
AVG SQFT OFC WORK	284	50	AVG RATE YR-END RENT	16.69	55
			RENTABLE GROSS SQFT	.94	66

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.61	56	ADMIN TOTAL	.71	57
PAYROLL	.20	20	PAYROLL	.19	48
CONTRACT	.50	55	MGMT FEES	.41	43
SUP MAT MISC	.04	47	LEGAL FEES	.04	37
TRASH REMOVAL	.03	47	AUDIT FEES	.05	24
			GEN OFC EXP	.05	51
REPR MAINT TOTAL	.60	56	OTHER ADM EXP	.03	43
PAYROLL	.25	44			
ELEVATOR	.16	55	FIXED EXP TOTAL	1.54	56
HVAC	.07	52	REAL ESTATE TAX	1.31	57
ELECTRICAL	.03	51	BUILDING INS	.15	54
STRUCT ROOF	.03	28	PERS PROP TAX	.01	17
PLUMBING	.01	44	OTHER TAXES	.02	10
FIRE LIFE SFTY	.01	28			
OTHER MAINT SUP	.19	56	LEASING EXPENSES	.48	41
			ADV PROMOTION	.03	32
UTILITIES TOTAL	1.21	56	COMM FEES	.16	35
ELECTRIC	1.10	56	TENANT ALTS	.38	33
GAS	.03	37	BUY OUTS	.47	5
FUEL OIL	.01	8			
PURCH STEAM			TOTAL PAYROLL	.45	57
PURCH CH WTR	.55	3	CLEANING	.20	20
COAL			REPAIR MAINT	.25	44
WATER SEWER	.06	54	RDS GROUNDS	.08	13
			SECURITY	.17	12
RDS GRDS SEC TOT	.32	56	ADMINISTRATIVE	.19	46
RDS GRDS TOTAL	.10	56			
RDS GRDS PAYRL	.08	13	TOTAL CONTRACTS	1.26	56
RDS GRDS CONTR	.07	52	CLEANING	.50	55
RDS GRDS OTHER	.02	37	REPAIR MAINT	.28	42
SECURITY TOTAL	.21	57	RDS GROUNDS	.07	52
SEC PAYROLL	.17	12	SECURITY	.17	52
SEC CONTRACTS	.17	52	ADMINISTRATIVE	.37	47
SEC OTHER	.02	18			

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
SUBURBAN MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS 10,084,244 SQ FT					9,946,698 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					10	8.65	1.91	.63	9.03
RETAIL AREA	14.74	13.74			3				
OTHER AREA									
TOTAL RENT	6.92	1.69	.64	9.41	10				
MISCELLANEOUS	.15	.11	.05	.37	6				
TOTAL INCOME	7.02	1.69	.93	9.46	10				
EXPENSE									
CLEANING	.47	.46	.22	.73	11	.47	.47	.22	.73
REPAIR-MAINT	.73	.41	.35	1.09	11	.74	.41	.35	1.09
UTILITIES	1.20	1.19	.67	1.67	11	1.22	1.28	.67	1.67
RDS GRDS SEC	.45	.40	.21	.49	11	.45	.40	.21	.49
ADMINISTRATIVE	.48	.37	.15	.42	11	.48	.37	.15	.42
TOTAL OPER EXP	3.33	3.30	1.74	4.55	11	3.38	3.37	1.76	4.59
FIXED EXPENSES	1.56	1.57	.67	2.14	11	1.56	1.57	.67	2.14
TOTAL OPER+FIXED	4.89	4.31	3.15	6.44	11	4.94	4.31	3.19	6.44
LEASING EXP	.15	.10	.04	.33	9				
TOTAL PAYROLL	.53	.35	.15	.62	11				
TOTAL CONTRACT	1.13	.98	.55	1.26	11				

AVG SQFT OFC TEN	35711	9	AVG OFFICE OCCUPANCY	81.5	10
AVG SQFT RET TEN	3929	3	AVG RETAIL OCCUPANCY	82.9	3
AVG SQFT OFC WORK	373	10	AVG RATE YR-END RENT	15.98	8
			RENTABLE GROSS SQFT	.98	11

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.47	10	ADMIN TOTAL	.38	10
PAYROLL	.05	4	PAYROLL	.12	10
CONTRACT	.39	10	MGMT FEES	.11	7
SUP MAT MISC	.05	9	LEGAL FEES	.07	8
TRASH REMOVAL	.01	5	AUDIT FEES	.03	2
			GEN OFC EXP	.02	10
REPR MAINT TOTAL	.46	10	OTHER ADM EXP	.03	9
PAYROLL	.13	8			
ELEVATOR	.13	10	FIXED EXP TOTAL	1.59	10
HVAC	.09	5	REAL ESTATE TAX	1.31	10
ELECTRICAL	.03	5	BUILDING INS	.14	10
STRUCT ROOF	.05	3	PERS PROP TAX	.58	2
PLUMBING	.01	7	OTHER TAXES		
FIRE LIFE SFTY	.01	4			
OTHER MAINT SUP	.13	9	LEASING EXPENSES	.16	6
			ADV PROMOTION	.16	4
UTILITIES TOTAL	1.31	10	COMM FEES	.10	5
ELECTRIC	.74	10	TENANT ALTS	.04	1
GAS	.04	3	BUY OUTS		
FUEL OIL	.11	2			
PURCH STEAM			TOTAL PAYROLL	.37	10
PURCH CH WTR	1.02	3	CLEANING	.05	4
COAL	.66	1	REPAIR MAINT	.13	6
WATER SEWER	.03	10	RDS GROUNDS	.08	5
			SECURITY	.19	3
RDS GRDS SEC TOT	.41	10	ADMINISTRATIVE	.12	10
RDS GRDS TOTAL	.11	10			
RDS GRDS PAYRL	.08	5	TOTAL CONTRACTS	1.05	10
RDS GRDS CONTR	.09	7	CLEANING	.39	10
RDS GRDS OTHER	.02	7	REPAIR MAINT	.25	9
SECURITY TOTAL	.27	10	RDS GROUNDS	.09	7
SEC PAYROLL	.19	3	SECURITY	.16	9
SEC CONTRACTS	.18	9	ADMINISTRATIVE	.14	9
SEC OTHER	.03	7			

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U.S. PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
ALL RURAL

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	679,176 SQ FT				665,678 SQ FT			
	DOLLARS/SQ FT		MID RANGE		# BLDS	DOLLAR/SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					8	12.82	13.33	9.80	14.76
RETAIL AREA	3.13	3.13			1				
OTHER AREA									
TOTAL RENT	12.78	13.42	9.95	14.77	8				
MISCELLANEOUS	.40	.32	.03	.65	7				
TOTAL INCOME	13.18	13.56	10.11	15.73	8				
EXPENSE									
CLEANING	.66	.69	.44	.82	7	.67	.69	.44	.82
REPAIR MAINT	.68	.67	.35	.81	8	.69	.67	.36	.81
UTILITIES	1.60	1.50	1.12	1.83	8	1.63	1.50	1.31	1.83
RDS GRDS SEC	.23	.12	.09	.24	8	.23	.12	.09	.24
ADMINISTRATIVE	.91	.85	.27	1.13	8	.91	.85	.27	1.13
TOTAL OPER EXP	4.05	3.99	2.59	4.41	8	4.14	3.99	3.11	4.41
FIXED EXPENSES	1.98	1.88	1.08	2.22	8	1.98	1.88	1.08	2.22
TOTAL OPER+FIXED	6.04	4.95	4.02	6.70	8	6.12	4.95	4.54	6.70
LEASING EXP	.50	.30	.24	.71	7				
TOTAL PAYROLL	.47	.38	.23	.62	8				
TOTAL CONTRACT	1.55	1.38	.83	1.88	7				

AVG SQFT OFC TEN	3129	7	AVG OFFICE OCCUPANCY	88.2	7
AVG SQFT RET TEN	3375	1	AVG RETAIL OCCUPANCY	75.0	1
AVG SQFT OFC WORK	327	5	AVG RATE PR EMP RENT	14.98	8
			RENTABLE GROSS SQFT	98	8

COMPONENT COSTS: TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS/SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.72	6	ADMIN TOTAL	.98	7
PAYROLL	.12	2	PAYROLL	.23	4
CONTRACT	.52	6	MGMT FEES	.48	6
SUP MAT MISC	.06	6	LEGAL FEES	.05	5
TRASH REMOVAL	.04	6	AUDIT FEES	.07	2
			GEN OFC EXP	.06	6
REPR MAINT TOTAL	.73	7	OTHER ADM EXP	.11	3
PAYROLL	.31	5			
ELEVATOR	.06	7	FIXED EXP TOTAL	1.99	7
HVAC	.12	7	REAL ESTATE TAX	1.00	7
ELECTRICAL	.01	6	BUILDING INS	.27	7
STRUCT ROOF	.05	1	PERS PROP TAX	.01	3
PLUMBING	.02	5	OTHER TAXES	.58	2
FIRE LIFE SFTY	.03	3			
OTHER MAINT SUP	.16	6	LEASING EXPENSES	.33	6
			ADV PROMOTION	.02	4
UTILITIES TOTAL	1.82	7	COMM FEES	.21	6
ELECTRIC	1.52	7	TENANT ALTS	.13	4
GAS	.13	2	BUY OUTS	.02	1
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.38	6
PURCH CH WTR			CLEANING	.12	2
COAL			REPAIR MAINT	.21	5
WATER SEWER	.09	6	RDS GROUNDS		
			SECURITY		
RDS GRDS SEC TOT	.12	7	ADMINISTRATIVE	.23	4
RDS GRDS TOTAL	.10	7			
RDS GRDS PAYRL			TOTAL CONTRACTS	1.35	7
RDS GRDS CONTR	.10	7	CLEANING	.52	6
RDS GRDS OTHER	.02	3	REPAIR MAINT	.17	6
SECURITY TOTAL	.11	4	RDS GROUNDS	.15	7
SEC PAYROLL			SECURITY	.11	4
SEC CONTRACTS	.11	4	ADMINISTRATIVE	.56	5
SEC OTHER	.00	1			

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
RURAL LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	180,119 SQ FT				168,821 SQ FT			
	DOLLARS/SQ FT		MID RANGE		# BLDS	DOLLAR/SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	11.90	14.09	8.43	15.16
RETAIL AREA	3.13	3.13			1				
OTHER AREA									
TOTAL RENT	11.24	14.09	8.28	15.16	5				
MISCELLANEOUS	.37	.21	.02	.84	4				
TOTAL INCOME	11.57	14.10	8.27	16.00	5				
EXPENSE									
CLEANING	.68	.72	.44	.96	4	.74	.72	.48	.96
REPAIR MAINT	.48	.50	.19	.85	5	.52	.50	.22	.85
UTILITIES	1.35	1.28	.81	1.94	5	1.48	1.35	.76	1.94
RDS GRDS SEC	.12	.12	.09	.16	5	.12	.12	.09	.16
ADMINISTRATIVE	.84	.96	.27	1.13	5	.84	.96	.27	1.13
TOTAL OPER EXP	3.39	3.98	1.80	4.27	5	3.67	3.98	2.37	4.27
FIXED EXPENSES	1.63	1.09	.96	3.00	5	1.63	1.09	.96	3.00
TOTAL OPER+FIXED	5.02	4.84	3.42	6.73	5	5.30	4.84	3.94	6.73
LEASING EXP	.43	.33	.20	.54	4				
TOTAL PAYROLL	.42	.35	.23	.55	4				
TOTAL CONTRACT	1.28	1.34	.46	1.61	5				

AVG SQFT OFC TEN	1898	4	AVG OFFICE OCCUPANCY	65.7	4
AVG SQFT RET TEN	3375	1	AVG RETAIL OCCUPANCY	75.0	1
AVG SQFT OFC WORK	242	3	AVG RATE PR EMP RENT	13.88	5
			RENTABLE GROSS SQFT	93	5

COMPONENT COSTS: TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS/SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.72	4	ADMIN TOTAL	.96	5
PAYROLL	.04	1	PAYROLL	.42	2
CONTRACT	.61	4	MGMT FEES	.48	4
SUP MAT MISC	.06	4	LEGAL FEES	.05	3
TRASH REMOVAL	.04	4	AUDIT FEES	.08	1
			GEN OFC EXP	.04	4
REPR MAINT TOTAL	.50	5	OTHER ADM EXP	.12	2
PAYROLL	.21	3			
ELEVATOR	.09	5	FIXED EXP TOTAL	1.09	5
HVAC	.11	5	REAL ESTATE TAX	.77	5
ELECTRICAL	.01	3	BUILDING INS	.18	5
STRUCT ROOF	.05	1	PERS PROP TAX	.07	2
PLUMBING	.00	3	OTHER TAXES	.54	2
FIRE LIFE SFTY	.04	2			
OTHER MAINT SUP	.12	4	LEASING EXPENSES	.33	4
			ADV PROMOTION	.21	2
UTILITIES TOTAL	1.28	5	COMM FEES	.18	4
ELECTRIC	1.19	5	TENANT ALTS	.13	2
GAS	.15	1	BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.35	4
PURCH CH WTR			CLEANING	.04	1
COAL			REPAIR MAINT	.21	3
WATER SEWER	.08	4	RDS GROUNDS		
			SECURITY		
RDS GRDS SEC TOT	.12	5	ADMINISTRATIVE	.42	2
RDS GRDS TOTAL	.10	5			
RDS GRDS PAYRL			TOTAL CONTRACTS	1.34	5
RDS GRDS CONTR	.10	5	CLEANING	.61	4
RDS GRDS OTHER	.07	2	REPAIR MAINT	.17	4
SECURITY TOTAL	.07	2	RDS GROUNDS	.10	5
SEC PAYROLL			SECURITY	.07	2
SEC CONTRACTS	.07	2	ADMINISTRATIVE	.58	3
SEC OTHER					

All line items are computed as stand alone figures. Columns will not add to match totals.

City Analyses 1986
United States Private Sector

U.S. PRIVATE SECTOR
AKRON
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS 1,201,224 SQ.FT.					984,627 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					7	11.39	10.56	7.92	11.92
RETAIL AREA	7.13	7.53			3				
OTHER AREA	4.60	4.60			1				
TOTAL RENT	9.87	10.16	6.37	11.75	7				
MISCELLANEOUS	.64	.43	.22	1.31	5				
TOTAL INCOME	10.47	10.29	7.49	12.18	7				
EXPENSE									
CLEANING	.97	.93	.76	1.57	7	1.19	1.20	.86	2.48
REPAIR MAINT	1.31	1.33	.89	1.78	7	1.60	1.65	1.00	3.41
UTILITIES	1.80	2.10	1.25	2.31	7	2.20	2.62	1.41	3.40
RDS GNDS SEC	.23	.21	.06	.40	7	.23	.21	.06	.40
ADMINISTRATIVE	.47	.44	.26	.60	7	.47	.44	.26	.60
TOTAL OPER EXP	4.79	5.47	3.86	5.76	7	5.87	5.93	4.33	10.95
FIXED EXPENSES	3.32	.81	.49	6.24	7	3.32	.81	.49	6.24
TOTAL OPER+FIXED	8.12	8.66	5.83	10.10	7	9.20	10.57	6.83	12.31
LEASING EXP	.43	.21	.09	1.05	5				
TOTAL PAYROLL	1.06	.94	.30	2.21	7				
TOTAL CONTRACT	1.24	1.10	.70	1.48	7				

AVG SQFT OFC TEN	3778	7	AVG OFFICE OCCUPANCY	86.6	7
AVG SQFT RET TEN	2593	5	AVG RETAIL OCCUPANCY	82.8	5
AVG SQFT OFC WORK	233	7	AVG RATE YR-END RENT	11.12	7
			RENTABLE GROSS SQFT	90	7

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.18	5	ADMIN TOTAL	.42	5
PAYROLL	1.42	2	PAYROLL	.34	4
CONTRACT	.65	4	MGMT FEES	.20	2
SUP MAT MISC	.16	4	LEGAL FEES	.01	2
TRASH REMOVAL	.04	5	AUDIT FEES	.02	3
			GEN OFC EXP	.01	3
REPR MAINT TOTAL	1.65	5	OTHER ADM EXP	.01	3
PAYROLL	.81	3			
ELEVATOR	.23	5	FIXED EXP TOTAL	.68	5
HVAC	.10	5	REAL ESTATE TAX	.55	5
ELECTRICAL	.04	4	BUILDING INS	.12	4
STRUCT ROOF	.02	1	PERS PROP TAX	.00	1
PLUMBING	.02	3	OTHER TAXES		
FIRE LIFE SFTY	.01	3			
OTHER MAINT SUP	.29	5	LEASING EXPENSES	.21	3
			ADV PROMOTION	.01	1
UTILITIES TOTAL	2.28	5	COMM FEES	.00	1
ELECTRIC	1.51	5	TENANT ALTS	.20	3
GAS	.43	3	BUY OUTS	.14	1
FUEL OIL					
PURCH STEAM	.39	2	TOTAL PAYROLL	1.46	5
PURCH CH WTR			CLEANING	1.42	2
COAL			REPAIR MAINT	.81	3
WATER SEWER	.19	4	RDS GROUNDS		
			SECURITY	.25	2
RDS GNDS SEC TOT	.18	5	ADMINISTRATIVE	.34	4
RDS GNDS TOTAL	.04	1			
RDS GNDS PAYRL			TOTAL CONTRACTS	.87	5
RDS GNDS CONTR	.04	1	CLEANING	.65	4
RDS GNDS OTHER			REPAIR MAINT	.34	5
SECURITY TOTAL	.18	5	RDS GROUNDS	.04	1
SEC PAYROLL	.25	2	SECURITY	.08	4
SEC CONTRACTS	.08	4	ADMINISTRATIVE	.23	4
SEC OTHER	.00	1			

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
AKRON
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 772,689 SQ.FT.					598,962 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	9.97	9.50	7.70	11.50
RETAIL AREA	7.13	7.53			3				
OTHER AREA	4.60	4.60			1				
TOTAL RENT	8.86	8.62	6.72	10.95	4				
MISCELLANEOUS	.90	.43	.42	1.31	4				
TOTAL INCOME	9.76	9.57	8.02	11.39	4				
EXPENSE									
CLEANING	.86	.81	.64	1.02	4	1.08	1.03	.76	1.43
REPAIR MAINT	1.44	1.49	1.11	1.72	4	1.81	1.67	1.33	2.55
UTILITIES	2.02	2.19	1.67	2.30	4	2.52	2.48	1.87	3.47
RDS GNDS SEC	.23	.30	.10	.41	4	.23	.30	.10	.41
ADMINISTRATIVE	.50	.53	.34	.63	4	.50	.53	.34	.63
TOTAL OPER EXP	5.06	5.17	4.17	5.76	4	6.37	5.82	4.98	8.45
FIXED EXPENSES	2.38	.78	.57	4.48	4	2.38	.78	.57	4.48
TOTAL OPER+FIXED	7.45	8.54	5.74	9.24	4	6.75	9.22	6.51	11.96
LEASING EXP	.81	.49	.19	1.05	4				
TOTAL PAYROLL	1.35	1.20	.72	1.84	4				
TOTAL CONTRACT	1.03	.99	.77	1.29	4				

AVG SQFT OFC TEN	2946	4	AVG OFFICE OCCUPANCY	83.1	4
AVG SQFT RET TEN	3859	4	AVG RETAIL OCCUPANCY	81.2	4
AVG SQFT OFC WORK	241	4	AVG RATE YR-END RENT	11.20	4
			RENTABLE GROSS SQFT	85	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.86	3	ADMIN TOTAL	.60	3
PAYROLL	.98	1	PAYROLL	.42	2
CONTRACT	.50	3	MGMT FEES	.20	2
SUP MAT MISC	.06	2	LEGAL FEES	.01	2
TRASH REMOVAL	.03	3	AUDIT FEES	.04	2
			GEN OFC EXP	.01	3
REPR MAINT TOTAL	1.65	3	OTHER ADM EXP	.01	3
PAYROLL	.81	3			
ELEVATOR	.29	3	FIXED EXP TOTAL	.66	2
HVAC	.05	3	REAL ESTATE TAX	.55	3
ELECTRICAL	.02	3	BUILDING INS	.12	3
STRUCT ROOF			PERS PROP TAX	.00	1
PLUMBING	.01	2	OTHER TAXES		
FIRE LIFE SFTY	.01	2			
OTHER MAINT SUP	.29	3	LEASING EXPENSES	.21	3
			ADV PROMOTION	.01	1
UTILITIES TOTAL	2.28	3	COMM FEES	.00	1
ELECTRIC	1.51	3	TENANT ALTS	.20	3
GAS	.27	2	BUY OUTS	.14	1
FUEL OIL					
PURCH STEAM	.39	2	TOTAL PAYROLL	1.46	3
PURCH CH WTR			CLEANING	.98	1
COAL			REPAIR MAINT	.81	3
WATER SEWER	.23	3	RDS GROUNDS		
			SECURITY	.25	2
RDS GNDS SEC TOT	.21	3	ADMINISTRATIVE	.42	2
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS	.87	3
RDS GNDS CONTR			CLEANING	.50	3
RDS GNDS OTHER			REPAIR MAINT	.29	3
SECURITY TOTAL	.21	3	RDS GROUNDS		
SEC PAYROLL	.25	2	SECURITY	.06	2
SEC CONTRACTS	.06	2	ADMINISTRATIVE	.24	2
SEC OTHER	.00	1			

All line items are computed as stand alone figures. Columns will not add to match totals.

Albany, NY
Albuquerque, NM

U.S. PRIVATE SECTOR
ALBANY
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	290,356 SQ FT				290,356 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	11 42	11 42		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11 42	11 42			5				
MISCELLANEOUS	04	04			5				
TOTAL INCOME	11 46	11 46			5				
EXPENSE									
CLEANING	79	79			5	79	79		
REPAIR MAINT	71	71			5	71	71		
UTILITIES	1 94	1 94			5	1 94	1 94		
RDS GNDS SEC	21	21			5	21	21		
ADMINISTRATIVE	1 24	1 24			5	1 24	1 24		
TOTAL OPER EXP	4 88	4 88			5	4 88	4 88		
FIXED EXPENSES	1 21	1 21			5	1 21	1 21		
TOTAL OPER+FIXED	6 10	6 10			5	6 10	6 10		
LEASING EXP	45	45			5				
TOTAL PAYROLL	68	68			5				
TOTAL CONTRACT	1 52	1 52			5				

AVG SQFT OFC TEN	3309	5	AVG OFFICE OCCUPANCY	98 0	5
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	152	5	AVG RATE YR END RENT	14 00	5
			RENTABLE GROSS SQFT	97	5

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	79	5	ADMIN TOTAL	1 24	5
PAYROLL			PAYROLL	34	5
CONTRACT	79	5	MGMT FEES	67	5
SUP MAT MISC			LEGAL FEES	03	5
TRASH REMOVAL			AUDIT FEES	04	5
			GEN OFC EXP	17	5
			OTHER ADM EXP		
REPR MAINT TOTAL	71	5			
PAYROLL	19	5	FIXED EXP TOTAL	1 21	5
ELEVATOR	08	5	REAL ESTATE TAX	96	5
HVAC	09	5	BUILDING INS	26	5
ELECTRICAL	01	5	PERS PROP TAX		
STRUCT ROOF	00	5	OTHER TAXES		
PLUMBING	00	5			
FIRE LIFE SFTY			LEASING EXPENSES	45	5
OTHER MAINT SUP	33	5	ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL	1 94	5	TENANT ALTS	45	5
ELECTRIC	1 92	5	BUY OUTS		
GAS					
FUEL OIL			TOTAL PAYROLL	68	5
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT	19	5
COAL			RDS GROUNDS		
WATER SEWER	02	5	SECURITY	15	5
			ADMINISTRATIVE	34	5
RDS GNDS SEC TOT	21	5			
RDS GNDS TOTAL			TOTAL CONTRACTS	1 52	5
RDS GNDS PAYRL			CLEANING	79	5
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL	21	5	SECURITY		
SEC PAYROLL	15	5	ADMINISTRATIVE	73	5
SEC CONTRACTS					
SEC OTHER	05	5			

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
ALBUQUERQUE
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	264,330 SQ FT				254,490 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	13 55	10 87	9 31	14 66
RETAIL AREA									
OTHER AREA	2 84	2 84			1				
TOTAL RENT	13 21	10 39	9 09	14 66	5				
MISCELLANEOUS	05	04			2				
TOTAL INCOME	13 25	10 39	9 09	14 70	5				
EXPENSE									
CLEANING	55	28	24	67	5	58	28	24	73
REPAIR MAINT	63	55	51	78	5	66	55	51	83
UTILITIES	1 97	1 88	1 68	2 12	5	2 04	1 88	1 68	2 30
RDS GNDS SEC	43	27	23	49	5	43	27	23	49
ADMINISTRATIVE	74	65	49	78	5	74	65	49	78
TOTAL OPER EXP	4 32	3 88	3 24	4 60	5	4 49	3 88	3 24	4 99
FIXED EXPENSES	85	87	63	99	5	85	87	63	99
TOTAL OPER+FIXED	5 17	4 51	4 13	5 45	5	5 34	4 51	4 13	5 84
LEASING EXP	30	33			2				
TOTAL PAYROLL	56	52	50	68	5				
TOTAL CONTRACT	97	31	26	1 16	5				

AVG SQFT OFC TEN	3467	4	AVG OFFICE OCCUPANCY	89 8	5
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	1
AVG SQFT OFC WORK	223	4	AVG RATE YR END RENT	15 74	5
			RENTABLE GROSS SQFT	97	5

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	26	4	ADMIN TOTAL	59	4
PAYROLL			PAYROLL		
CONTRACT	26	4	MGMT FEES	59	4
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
			OTHER ADM EXP		
REPR MAINT TOTAL	59	4			
PAYROLL	37	4	FIXED EXP TOTAL	75	4
ELEVATOR	05	2	REAL ESTATE TAX	60	4
HVAC	20	4	BUILDING INS	12	4
ELECTRICAL			PERS PROP TAX		
STRUCT ROOF			OTHER TAXES		
PLUMBING					
FIRE LIFE SFTY	01	1	LEASING EXPENSES	48	1
OTHER MAINT SUP	07	4	ADV PROMOTION		
			COMM FEES	48	1
UTILITIES TOTAL	1 93	4	TENANT ALTS		
ELECTRIC	1 63	4	BUY OUTS		
GAS	14	4			
FUEL OIL			TOTAL PAYROLL	59	4
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT	37	4
COAL			RDS GROUNDS	23	4
WATER SEWER	15	4	SECURITY		
			ADMINISTRATIVE		
RDS GNDS SEC TOT	26	4			
RDS GNDS TOTAL	23	4	TOTAL CONTRACTS	29	4
RDS GNDS PAYRL	23	4	CLEANING	28	4
RDS GNDS CONTR			REPAIR MAINT	08	1
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL	03	4	SECURITY	03	4
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS	03	4			
SEC OTHER					

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U.S. PRIVATE SECTOR
ATLANTA
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	29 BLDS 6,705,341 SQ.FT.					6,495,581 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					29	10.58	10.91	7.66	12.71
RETAIL AREA	13.92	11.79	10.13	16.42	11				
OTHER AREA	9.15	5.06	2.63	29.39	5				
TOTAL RENT	11.01	10.87	7.56	13.00	29				
MISCELLANEOUS	.50	.23	.03	.75	24				
TOTAL INCOME	11.43	10.98	8.74	13.46	29				
EXPENSE									
CLEANING	.76	.73	.62	.83	29	.78	.73	.62	.88
REPAIR-MAINT	.94	.98	.88	1.09	29	.97	.98	.89	1.12
UTILITIES	1.76	1.76	1.45	2.08	29	1.81	1.81	1.60	2.03
RDS GNDS SEC	.37	.51	.26	.58	29	.37	.51	.26	.58
ADMINISTRATIVE	.97	.73	.65	.93	29	.97	.73	.65	.93
TOTAL OPER EXP	4.79	4.98	3.93	5.54	29	4.94	4.98	3.95	5.55
FIXED EXPENSES	1.50	1.08	.77	1.69	27	1.50	1.08	.77	1.69
TOTAL OPER+FIXED	6.20	5.82	4.96	6.72	29	6.39	5.82	4.96	7.15
LEASING EXP	.48	.68	.17	1.17	26				
TOTAL PAYROLL	.96	.97	.74	1.17	29				
TOTAL CONTRACT	1.31	.89	.79	1.25	28				

AVG SQFT OFC TEN	8604	29	AVG OFFICE OCCUPANCY	91.9	29
AVG SQFT RET TEN	2640	12	AVG RETAIL OCCUPANCY	96.2	12
AVG SQFT OFC WORK	236	12	AVG RATE YR END RENT	13.77	29
			RENTABLE GROSS SQFT	.85	29

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.72	23	ADMIN TOTAL	.73	23
PAYROLL	.15	6	PAYROLL	.24	23
CONTRACT	.61	19	MGMT FEES	.32	20
SUP MAT MISC	.09	19	LEGAL FEES	.02	21
TRASH REMOVAL	.03	23	AUDIT FEES	.04	22
			GEN OFC EXP	.08	22
REPR MAINT TOTAL	.98	23	OTHER ADM EXP	.03	16
PAYROLL	.49	21			
ELEVATOR	.13	18	FIXED EXP TOTAL	1.03	23
HVAC	.13	23	REAL ESTATE TAX	.88	23
ELECTRICAL	.05	22	BUILDING INS	.16	23
STRUCT ROOF	.15	15	PERS PROP TAX	.06	2
PLUMBING	.01	22	OTHER TAXES	.10	4
FIRE LIFE SFTY	.03	14			
OTHER MAINT SUP	.06	23	LEASING EXPENSES	.67	20
			ADV PROMOTION	.15	15
UTILITIES TOTAL	1.76	23	COMM FEES	.42	20
ELECTRIC	1.33	23	TENANT ALTS	.22	12
GAS	.14	13	BUY-OUTS	.18	1
FUEL OIL	.01	7			
PURCH STEAM			TOTAL PAYROLL	.97	23
PURCH CH WTR			CLEANING	.15	8
COAL			REPAIR MAINT	.49	21
WATER SEWER	.10	23	RDS GROUNDS	.20	3
			SECURITY	.21	15
RDS GNDS SEC TOT	.48	23	ADMINISTRATIVE	.24	23
RDS GNDS TOTAL	.26	21			
RDS GNDS PAYRL	.20	3	TOTAL CONTRACTS	.85	22
RDS GNDS CONTR	.18	16	CLEANING	.61	19
RDS GNDS OTHER	.09	17	REPAIR MAINT	.31	8
SECURITY TOTAL	.22	23	RDS GROUNDS	.18	16
SEC PAYROLL	.21	15	SECURITY	.04	21
SEC CONTRACTS	.04	21	ADMINISTRATIVE	.11	9
SEC OTHER	.02	6			

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
ATLANTA
DOWNTOWN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 113,879 SQ.FT.					113,879 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	9.35	9.27	8.08	12.32
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9.35	9.27	8.08	12.32	5				
MISCELLANEOUS	.67	.02	.01	1.18	5				
TOTAL INCOME	10.02	9.62	9.09	12.34	5				
EXPENSE									
CLEANING	.62	.72	.53	.77	5	.62	.72	.53	.77
REPAIR-MAINT	1.14	1.09	1.02	1.28	5	1.14	1.09	1.02	1.28
UTILITIES	2.03	2.48	1.54	2.95	5	2.03	2.48	1.54	2.95
RDS GNDS SEC	.51	.51	.47	.57	5	.51	.51	.47	.57
ADMINISTRATIVE	.72	.73	.69	.87	5	.77	.73	.69	.87
TOTAL OPER EXP	5.02	5.52	4.46	6.24	5	5.02	5.52	4.46	6.24
FIXED EXPENSES	.74	.70	.68	.92	5	.74	.70	.68	.92
TOTAL OPER+FIXED	5.76	6.22	5.19	7.10	5	5.76	6.22	5.19	7.10
LEASING EXP	1.29	.79	.45	2.01	5				
TOTAL PAYROLL	1.03	1.06	.95	1.27	5				
TOTAL CONTRACT	.75	.78	.63	.94	5				

AVG SQFT OFC TEN	3078	5	AVG OFFICE OCCUPANCY	100.0	5
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	0	0	AVG RATE YR END RENT	11.06	5
			RENTABLE GROSS SQFT	.98	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.72	5	ADMIN TOTAL	.73	5
PAYROLL			PAYROLL	.24	5
CONTRACT	.61	5	MGMT FEES	.28	5
SUP MAT MISC	.09	5	LEGAL FEES	.00	5
TRASH REMOVAL	.03	5	AUDIT FEES	.07	5
			GEN OFC EXP	.08	5
REPR MAINT TOTAL	1.09	5	OTHER ADM EXP	.03	5
PAYROLL	.57	5			
ELEVATOR			FIXED EXP TOTAL	.70	5
HVAC	.11	5	REAL ESTATE TAX	.54	5
ELECTRICAL	.08	5	BUILDING INS	.15	5
STRUCT ROOF	.25	5	PERS PROP TAX		
PLUMBING	.00	5	OTHER TAXES		
FIRE LIFE SFTY	.02	5			
OTHER MAINT SUP	.04	5	LEASING EXPENSES	.79	5
			ADV PROMOTION	.18	5
UTILITIES TOTAL	2.48	5	COMM FEES	.42	5
ELECTRIC	2.34	5	TENANT ALTS	1.28	2
GAS	.07	2	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	1.06	5
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.57	5
WATER SEWER	.09	5	RDS GROUNDS	.21	2
			SECURITY	.16	4
RDS GNDS SEC TOT	.51	5	ADMINISTRATIVE	.24	5
RDS GNDS TOTAL	.32	5			
RDS GNDS PAYRL	.21	2	TOTAL CONTRACTS	.78	5
RDS GNDS CONTR	.20	5	CLEANING	.61	5
RDS GNDS OTHER	.10	3	REPAIR MAINT		
SECURITY TOTAL	.18	5	RDS GROUNDS	.20	5
SEC PAYROLL	.16	4	SECURITY	.03	5
SEC CONTRACTS	.03	5	ADMINISTRATIVE		
SEC OTHER	.02	1			

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Atlanta, GA

U.S. PRIVATE SECTOR
ATLANTA
DOWNTOWN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	496,338 SQ FT				462,518 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	11.25	11.31	10.10	12.32
RETAIL AREA	10.25	10.25			1				
OTHER AREA	20	20			1				
TOTAL RENT	10.57	11.05	8.75	11.98	6				
MISCELLANEOUS	51	35	20	92	5				
TOTAL INCOME	11.00	11.51	8.93	12.65	6				
EXPENSE									
CLEANING	88	72	62	1.22	6	94	72	62	1.64
REPAIR-MAINT	1.03	96	78	1.31	6	1.10	96	76	1.69
UTILITIES	1.75	1.82	1.37	2.08	6	1.87	1.87	1.61	2.08
RDS GNDS SEC	55	60	41	63	6	55	60	41	63
ADMINISTRATIVE	89	77	71	1.16	6	89	77	71	1.16
TOTAL OPER EXP	5.09	5.02	4.35	5.76	6	5.45	5.02	4.35	7.41
FIXED EXPENSES	94	85	77	1.18	6	94	85	77	1.18
TOTAL OPER+FIXED	6.04	5.84	5.21	6.87	6	6.39	5.84	5.21	8.53
LEASING EXP	1.18	94	38	1.94	5				
TOTAL PAYROLL	1.32	97	77	2.06	6				
TOTAL CONTRACT	77	83	51	1.02	6				

AVG SQFT OFC TEN	4543	6	AVG OFFICE OCCUPANCY	99.2	6
AVG SQFT RET TEN	2400	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	195	1	AVG RATE YR-END RENT	11.60	6
			RENTABLE GROSS SQFT	90	6

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	72	6	ADMIN TOTAL	77	6
PAYROLL	89	1	PAYROLL	24	6
CONTRACT	57	6	MGMT FEES	33	5
SUP MAT MISC	09	6	LEGAL FEES	02	5
TRASH REMOVAL	03	6	AUDIT FEES	03	6
			GEN OFC EXP	08	6
			OTHER ADM EXP	04	5
REPR MAINT TOTAL	96	6			
PAYROLL	49	6	FIXED EXP TOTAL	85	6
ELEVATOR	05	6	REAL ESTATE TAX	69	6
HVAC	13	6	BUILDING INS	15	6
ELECTRICAL	05	6	PERS PROP TAX	10	1
STRUCT ROOF	14	5	OTHER TAXES	06	1
PLUMBING	01	6			
FIRE LIFE SFTY	03	5	LEASING EXPENSES	94	5
OTHER MAINT SUP	04	6	ADV PROMOTION	17	4
			COMM FEES	49	5
UTILITIES TOTAL	1.82	6	TENANT ALTS	38	5
ELECTRIC	1.81	6			
GAS	17	2	BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	97	6
PURCH CH WTR			CLEANING	89	1
COAL			REPAIR MAINT	49	6
WATER SEWER	13	6	RDS GROUNDS	14	1
			SECURITY	22	5
RDS GNDS SEC TOT	60	6	ADMINISTRATIVE	24	6
RDS GNDS TOTAL	35	6			
RDS GNDS PAYRL	14	1	TOTAL CONTRACTS	83	6
RDS GNDS CONTR	20	6	CLEANING	57	6
RDS GNDS OTHER	15	6	REPAIR MAINT		
SECURITY TOTAL	25	6	RDS GROUNDS	20	6
SEC PAYROLL	22	5	SECURITY	03	6
SEC CONTRACTS	03	6	ADMINISTRATIVE	28	2
SEC OTHER	00	1			

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U.S. PRIVATE SECTOR
ATLANTA
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	960,831 SQ FT				944,263 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	7.41	7.40	6.34	9.65
RETAIL AREA	10.82	10.90			2				
OTHER AREA									
TOTAL RENT	8.19	8.72	6.40	10.91	4				
MISLELLANEOUS	11	07			3				
TOTAL INCOME	8.27	8.75	6.51	10.95	4				
EXPENSE									
CLEANING	64	68	57	72	4	65	69	59	72
REPAIR-MAINT	82	92	72	96	4	84	92	72	98
UTILITIES	1.57	1.69	1.35	1.79	4	1.60	1.71	1.37	1.81
RDS GNDS SEC	23	27	12	44	4	23	27	12	44
ADMINISTRATIVE	43	43	36	59	4	43	43	36	59
TOTAL OPER EXP	3.69	3.73	3.28	4.35	4	3.75	3.79	3.38	4.35
FIXED EXPENSES	1.00	1.06	53	1.42	4	1.00	1.06	53	1.42
TOTAL OPER+FIXED	4.69	4.70	4.55	5.03	4	4.76	4.80	4.61	5.07
LEASING EXP	43	44	11	1.14	4				
TOTAL PAYROLL	74	72	45	1.10	4				
TOTAL CONTRACT	93	83	74	1.06	4				

AVG SQFT OFC TEN	9476	4	AVG OFFICE OCCUPANCY	92.3	4
AVG SQFT RET TEN	3310	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	380	3	AVG RATE YR-END RENT	12.82	4
			RENTABLE GROSS SQFT	87	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	68	4	ADMIN TOTAL	43	4
PAYROLL	28	2	PAYROLL	16	4
CONTRACT	61	3	MGMT FEES	15	4
SUP MAT MISC	07	3	LEGAL FEES	02	3
TRASH REMOVAL	04	4	AUDIT FEES	04	4
			GEN OFC EXP	08	3
			OTHER ADM EXP	03	3
REPR MAINT TOTAL	92	4			
PAYROLL	43	4	FIXED EXP TOTAL	1.06	4
ELEVATOR	15	4	REAL ESTATE TAX	86	4
HVAC	15	4	BUILDING INS	20	4
ELECTRICAL	05	4	PERS PROP TAX		
STRUCT ROOF	07	2	OTHER TAXES		
PLUMBING	01	4			
FIRE LIFE SFTY	01	2	LEASING EXPENSES	44	4
OTHER MAINT SUP	08	4	ADV PROMOTION	12	2
			COMM FEES	27	4
UTILITIES TOTAL	1.69	4	TENANT ALTS	52	2
ELECTRIC	1.25	4			
GAS	10	3	BUY OUTS		
FUEL OIL	22	2			
PURCH STEAM			TOTAL PAYROLL	72	4
PURCH CH WTR			CLEANING	28	2
COAL			REPAIR MAINT	43	4
WATER SEWER	08	4	RDS GROUNDS		
			SECURITY	20	2
RDS GNDS SEC TOT	27	4	ADMINISTRATIVE	16	4
RDS GNDS TOTAL	01	3			
RDS GNDS PAYRL			TOTAL CONTRACTS	83	4
RDS GNDS CONTR	01	3	CLEANING	61	3
RDS GNDS OTHER	14	1	REPAIR MAINT	33	3
SECURITY TOTAL	21	4	RDS GROUNDS	01	3
SEC PAYROLL	20	2	SECURITY	03	3
SEC CONTRACTS	03	3	ADMINISTRATIVE	13	2
SEC OTHER					

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U.S. PRIVATE SECTOR
ATLANTA
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS 2,757,756 SQ.FT.					2,621,126 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	10.75	11.79	6.14	16.23
RETAIL AREA	15.41	15.85	12.61	18.42	4				
OTHER AREA	14.27	6.07	5.06	29.39	4				
TOTAL RENT	10.85	11.66	6.17	15.69	6				
MISCELLANEOUS	.85	.72	.00	1.61	5				
TOTAL INCOME	11.58	12.22	7.04	16.62	6				
EXPENSE									
CLEANING	.66	.80	.41	.83	6	.72	.86	.41	.90
REPAIR-MAINT	.83	.93	.59	1.02	6	.88	.97	.62	1.12
UTILITIES	1.42	1.44	1.02	1.79	6	1.50	1.54	1.02	1.96
RDS GNDS SEC	.31	.34	.16	.50	6	.31	.34	.16	.50
ADMINISTRATIVE	.87	.92	.61	1.03	6	.87	.92	.61	1.03
TOTAL OPER EXP	4.12	4.49	2.87	5.03	6	4.34	4.60	2.90	5.50
FIXED EXPENSES	1.62	1.69	1.20	2.05	6	1.62	1.69	1.20	2.05
TOTAL OPER+FIXED	5.74	6.33	4.27	6.74	6	5.96	6.65	4.29	7.20
LEASING EXP	.33	.31	.17	.53	4				
TOTAL PAYROLL	.83	.80	.60	1.17	6				
TOTAL CONTRACT	1.46	1.16	1.14	1.87	5				

AVG SQFT OFC TEN	10110	6	AVG OFFICE OCCUPANCY	89.1	6
AVG SQFT RET TEN	2570	5	AVG RETAIL OCCUPANCY	94.3	5
AVG SQFT OFC WORK	257	4	AVG RATE YR END RENT	16.68	6
			RENTABLE GROSS SQFT	95	6

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.80	6	ADMIN TOTAL	.92	6
PAYROLL	.08	3	PAYROLL	.30	6
CONTRACT	.67	5	MGMT FEES	.45	4
SUP MAT MISC	.07	5	LEGAL FEES	.02	6
TRASH REMOVAL	.02	6	AUDIT FEES	.02	5
			GEN OFC EXP	.08	6
REPR MAINT TOTAL	.93	6	OTHER ADM EXP	.05	3
PAYROLL	.35	6			
ELEVATOR	.16	6	FIXED EXP TOTAL	1.69	6
HVAC	.13	6	REAL ESTATE TAX	1.38	6
ELECTRICAL	.06	5	BUILDING INS	.18	6
STRUCT ROOF	.19	3	PERS PROP TAX	.03	1
PLUMBING	.02	5	OTHER TAXES	.15	3
FIRE LIFE SFTY	.02	2			
OTHER MAINT SUP	.07	6	LEASING EXPENSES	.31	4
			ADV PROMOTION	.02	4
UTILITIES TOTAL	1.44	6	COMM FEES	.15	4
ELECTRIC	1.14	6	TENANT ALTS	.11	3
GAS	.42	4	BUY-OUTS	.18	1
FUEL OIL	.02	3			
PURCH STEAM			TOTAL PAYROLL	.80	6
PURCH CH WTR			CLEANING	.08	3
COAL			REPAIR MAINT	.35	6
WATER SEWER	.05	6	RDS GROUNDS		
			SECURITY	.21	4
RDS GNDS SEC TOT	.34	6	ADMINISTRATIVE	.30	6
RDS GNDS TOTAL	.02	5			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.16	5
RDS GNDS CONTR	.06	2	CLEANING	.67	5
RDS GNDS OTHER	.02	5	REPAIR MAINT	.28	5
SECURITY TOTAL	.26	6	RDS GROUNDS	.08	2
SEC PAYROLL	.21	4	SECURITY	.19	5
SEC CONTRACTS	.19	5	ADMINISTRATIVE	.09	5
SEC OTHER	.03	4			

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U.S. PRIVATE SECTOR
ATLANTA
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	102 BLDS 14,674,364 SQ.FT.					14,493,276 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					97	8.19	11.30	6.03	13.41
RETAIL AREA	14.80	9.81	4.42	14.77	17				
OTHER AREA									
TOTAL RENT	8.27	11.30	6.03	13.37	97				
MISCELLANEOUS	.12	.06	.03	.12	77				
TOTAL INCOME	8.26	11.37	7.94	13.36	98				
EXPENSE									
CLEANING	.48	.62	.50	.69	102	.48	.63	.50	.70
REPAIR-MAINT	.46	.59	.44	.70	102	.46	.60	.44	.70
UTILITIES	1.01	1.51	1.18	1.63	102	1.02	1.53	1.18	1.88
RDS GNDS SEC	.31	.37	.19	.53	100	.31	.37	.19	.53
ADMINISTRATIVE	.46	.61	.48	.78	102	.46	.61	.48	.78
TOTAL OPER EXP	2.71	3.81	3.05	4.33	102	2.74	3.86	3.05	4.39
FIXED EXPENSES	1.13	1.07	.78	1.36	100	1.13	1.07	.78	1.36
TOTAL OPER+FIXED	3.66	4.96	4.20	5.43	102	4.27	4.99	4.20	5.52
LEASING EXP	.58	.50	.11	.77	97				
TOTAL PAYROLL	.38	.46	.27	.50	98				
TOTAL CONTRACT	.83	1.07	.92	1.44	100				

AVG SQFT OFC TEN	7962	99	AVG OFFICE OCCUPANCY	74.4	101
AVG SQFT RET TEN	2464	19	AVG RETAIL OCCUPANCY	79.7	20
AVG SQFT OFC WORK	332	82	AVG RATE YR END RENT	15.20	97
			RENTABLE GROSS SQFT	97	102

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.63	73	ADMIN TOTAL	.57	73
PAYROLL	.14	22	PAYROLL	.22	59
CONTRACT	.52	72	MGMT FEES	.39	62
SUP MAT MISC	.07	63	LEGAL FEES	.08	55
TRASH REMOVAL	.03	52	AUDIT FEES	.03	24
			GEN OFC EXP	.05	53
REPR MAINT TOTAL	.59	73	OTHER ADM EXP	.05	49
PAYROLL	.20	60			
ELEVATOR	.06	54	FIXED EXP TOTAL	1.07	71
HVAC	.09	70	REAL ESTATE TAX	.91	71
ELECTRICAL	.04	66	BUILDING INS	.12	71
STRUCT ROOF	.01	33	PERS PROP TAX	.01	12
PLUMBING	.01	67	OTHER TAXES	.01	15
FIRE LIFE SFTY	.01	39			
OTHER MAINT SUP	.13	69	LEASING EXPENSES	.50	70
			ADV PROMOTION	.13	46
UTILITIES TOTAL	1.48	73	COMM FEES	.35	49
ELECTRIC	1.40	73	TENANT ALTS	.49	36
GAS	.07	3	BUY OUTS		
FUEL OIL	.01	9			
PURCH STEAM			TOTAL PAYROLL	.45	69
PURCH CH WTR			CLEANING	.14	22
COAL			REPAIR MAINT	.20	60
WATER SEWER	.07	73	RDS GROUNDS	.07	17
			SECURITY	.01	2
RDS GNDS SEC TOT	.37	73	ADMINISTRATIVE	.22	59
RDS GNDS TOTAL	.21	69			
RDS GNDS PAYRL	.07	17	TOTAL CONTRACTS	1.04	73
RDS GNDS CONTR	.15	62	CLEANING	.52	72
RDS GNDS OTHER	.07	54	REPAIR MAINT	.16	50
SECURITY TOTAL	.09	60	RDS GROUNDS	.15	62
SEC PAYROLL	.01	2	SECURITY	.09	60
SEC CONTRACTS	.09	60	ADMINISTRATIVE	.33	48
SEC OTHER	.00	12			

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U.S. PRIVATE SECTOR
ATLANTA
SUBURBAN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	143,464 SQ FT				143,464 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	11.29	11.55	6.08	14.73
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12.58	11.55	6.08	17.37	5				
MISCELLANEOUS	.05	.03	.01	.08	5				
TOTAL INCOME	12.64	11.57	6.13	17.41	5				
EXPENSE									
CLEANING	.61	.61	.54	.68	5	.61	.61	.54	.68
REPAIR MAINT	.69	.71	.58	.78	5	.69	.71	.58	.78
UTILITIES	2.04	2.09	1.80	2.87	5	2.04	2.09	1.80	2.87
RDS GNDS SEC	.69	.80	.57	.96	5	.69	.80	.57	.96
ADMINISTRATIVE	.73	.71	.43	.99	5	.73	.71	.43	.99
TOTAL OPER EXP	4.76	5.01	4.40	5.74	5	4.76	5.01	4.40	5.74
FIXED EXPENSES	1.15	1.33	.66	1.61	5	1.15	1.33	.66	1.61
TOTAL OPER+FIXED	5.91	6.08	5.38	7.16	5	5.91	6.08	5.38	7.16
LEASING EXP	.36	.28	.04	.93	5				
TOTAL PAYROLL	.36	.39	.26	.54	5				
TOTAL CONTRACT	1.39	1.36	1.01	1.72	5				

AVG SQFT OFC TEN	3703	5	AVG OFFICE OCCUPANCY	92.9	5
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	235	5	AVG RATE YR END RENT	14.81	5
			RENTABLE GROSS SQFT	.95	5

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	BLDS
CLEANING TOTAL	.61	5
PAYROLL		
CONTRACT	.49	5
SUP MAT MISC	.09	5
TRASH REMOVAL	.03	2
REPR MAINT TOTAL	.71	5
PAYROLL	.17	5
ELEVATOR	.08	3
HVAC	.09	5
ELECTRICAL	.07	5
STRUCT ROOF		
PLUMBING	.04	5
FIRE LIFE SFTY	.21	1
OTHER MAINT SUP	.16	4
UTILITIES TOTAL	2.09	5
ELECTRIC	1.99	5
GAS	.08	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.09	5
RDS GNDS SEC TOT	.80	5
RDS GNDS TOTAL	.80	5
RDS GNDS PAYRL	.07	1
RDS GNDS CONTR	.46	5
RDS GNDS OTHER	.34	3
SECURITY TOTAL	.23	2
SEC PAYROLL		
SEC CONTRACTS	.23	2
SEC OTHER		

COMPONENT	MEDIAN	BLDS
ADMIN TOTAL	.71	5
PAYROLL	.22	4
MGMT FEES	.77	2
LEGAL FEES	.17	5
AUDIT FEES	.04	1
GEN OFC EXP	.06	5
OTHER ADM EXP	.05	4
FIXED EXP TOTAL	1.33	5
REAL ESTATE TAX	.55	5
BUILDING INS	.14	5
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES	.28	5
ADV PROMOTION	.17	4
COMM FEES		
TENANT ALTS	.33	4
BUY-OUTS		
TOTAL PAYROLL	.39	5
CLEANING		
REPAIR MAINT	.17	5
RDS GROUNDS	.07	1
SECURITY		
ADMINISTRATIVE	.22	4
TOTAL CONTRACTS	1.36	5
CLEANING	.49	5
REPAIR MAINT	.14	2
RDS GROUNDS	.46	5
SECURITY	.23	2
ADMINISTRATIVE	.20	4

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U.S. PRIVATE SECTOR
ATLANTA
SUBURBAN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS	1,264,533 SQ FT				1,260,138 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					16	10.41	11.12	9.15	12.07
RETAIL AREA	11.29	11.29			1				
OTHER AREA									
TOTAL RENT	10.41	10.97	9.15	12.20	16				
MISCELLANEOUS	.13	.05	.03	.16	11				
TOTAL INCOME	10.50	11.01	9.23	12.20	16				
EXPENSE									
CLEANING	.64	.61	.53	.70	16	.64	.61	.53	.70
REPAIR MAINT	.57	.60	.47	.68	16	.57	.60	.47	.68
UTILITIES	1.61	1.73	1.44	1.88	16	1.61	1.74	1.44	1.88
RDS GNDS SEC	.34	.39	.15	.46	15	.34	.39	.15	.46
ADMINISTRATIVE	.75	.66	.56	.90	16	.75	.66	.56	.90
TOTAL OPER EXP	3.88	4.16	3.67	4.40	16	3.90	4.16	3.67	4.45
FIXED EXPENSES	.99	.93	.81	1.12	16	.99	.93	.81	1.12
TOTAL OPER+FIXED	4.87	5.17	4.57	5.51	16	4.88	5.21	4.57	5.54
LEASING EXP	.43	.33	.06	.75	12				
TOTAL PAYROLL	.42	.46	.28	.49	15				
TOTAL CONTRACT	1.29	1.16	.94	1.84	15				

AVG SQFT OFC TEN	4583	15	AVG OFFICE OCCUPANCY	82.3	16
AVG SQFT RET TEN	1465	2	AVG RETAIL OCCUPANCY	100.0	3
AVG SQFT OFC WORK	103	14	AVG RATE YR END RENT	15.14	15
			RENTABLE GROSS SQFT	.95	16

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	BLDS
CLEANING TOTAL	.62	13
PAYROLL	.14	2
CONTRACT	.54	13
SUP MAT MISC	.07	12
TRASH REMOVAL	.04	10
REPR MAINT TOTAL	.65	13
PAYROLL	.23	11
ELEVATOR	.05	12
HVAC	.10	13
ELECTRICAL	.03	10
STRUCT ROOF	.00	2
PLUMBING	.01	11
FIRE LIFE SFTY	.00	3
OTHER MAINT SUP	.16	12
UTILITIES TOTAL	1.60	13
ELECTRIC	1.50	13
GAS	.07	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.06	13
RDS GNDS SEC TOT	.39	13
RDS GNDS TOTAL	.18	13
RDS GNDS PAYRL	.07	2
RDS GNDS CONTR	.12	13
RDS GNDS OTHER	.02	8
SECURITY TOTAL	.06	9
SEC PAYROLL		
SEC CONTRACTS	.06	9
SEC OTHER		

COMPONENT	MEDIAN	BLDS
ADMIN TOTAL	.66	13
PAYROLL	.27	8
MGMT FEES	.55	10
LEGAL FEES	.06	9
AUDIT FEES	.05	2
GEN OFC EXP	.05	9
OTHER ADM EXP	.05	6
FIXED EXP TOTAL	.99	13
REAL ESTATE TAX	.91	13
BUILDING INS	.13	13
PERS PROP TAX	.01	1
OTHER TAXES		
LEASING EXPENSES	.42	10
ADV PROMOTION	.10	8
COMM FEES	.42	4
TENANT ALTS	.35	5
BUY-OUTS		
TOTAL PAYROLL	.46	13
CLEANING	.14	2
REPAIR MAINT	.23	11
RDS GROUNDS	.07	2
SECURITY		
ADMINISTRATIVE	.27	8
TOTAL CONTRACTS	1.22	13
CLEANING	.54	13
REPAIR MAINT	.18	9
RDS GROUNDS	.12	13
SECURITY	.06	9
ADMINISTRATIVE	.52	10

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Atlanta, GA

U.S. PRIVATE SECTOR
ATLANTA
SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	25 BLDS	4,273,564 SQ.FT.				4,263,130 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					21	11.97	13.01	9.83	14.62
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12.01	13.01	9.83	14.65	21				
MISCELLANEOUS	10	08	03	16	18				
TOTAL INCOME	11.65	12.90	9.32	14.75	22				
EXPENSE									
CLEANING	61	.66	57	.70	25	61	.66	57	70
REPAIR MAINT	57	60	45	70	25	57	60	45	71
UTILITIES	1.33	1.46	1.18	1.61	25	1.34	1.46	1.18	1.61
RDS GNDS SEC	40	37	31	46	24	40	37	31	46
ADMINISTRATIVE	62	60	48	76	25	62	60	48	76
TOTAL OPER EXP	3.51	3.75	3.13	4.07	25	3.52	3.75	3.13	4.07
FIXED EXPENSES	1.23	1.10	87	1.37	25	1.23	1.10	87	1.37
TOTAL OPER+FIXED	4.74	4.88	4.28	5.27	25	4.75	4.88	4.28	5.27
LEASING EXP	90	52	21	66	24				
TOTAL PAYROLL	43	47	31	52	23				
TOTAL CONTRACT	1.24	1.19	95	1.45	24				

AVG SQFT OFC TEN	10952	23	AVG OFFICE OCCUPANCY	85.3	24
AVG SQFT RET TEN	3119	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	284	16	AVG RATE YR END RENT	15.08	21
			RENTABLE GROSS SQFT	95	25

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	66	19	ADMIN TOTAL	52	19
PAYROLL	11	3	PAYROLL	28	14
CONTRACT	54	18	MGMT FEES	38	14
SUP MAT MISC	07	16	LEGAL FEES	08	12
TRASH REMOVAL	03	11	AUDIT FEES	02	7
			GEN OFC EXP	05	16
REPR MAINT TOTAL	58	19	OTHER ADM EXP	05	14
PAYROLL	20	16			
ELEVATOR	05	18	FIXED EXP TOTAL	1.07	19
HVAC	08	18	REAL ESTATE TAX	95	19
ELECTRICAL	03	16	BUILDING INS	12	19
STRUCT ROOF	00	1	PERS PROP TAX	01	4
PLUMBING	01	17	OTHER TAXES	02	4
FIRE LIFE SFTY	01	7			
OTHER MAINT SUP	14	19	LEASING EXPENSES	58	19
			ADV PROMOTION	12	14
UTILITIES TOTAL	1.27	19	COMM FEES	23	10
ELECTRIC	1.24	19	TENANT ALTS	99	10
GAS			BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	46	18
PURCH-CH WTR			CLEANING	11	3
COAL			REPAIR MAINT	20	16
WATER SEWER	07	19	RDS GROUNDS	15	2
			SECURITY		
RDS GNDS SEC TOT	36	19	ADMINISTRATIVE	26	14
RDS GNDS TOTAL	29	18			
RDS GNDS PAYRL	15	2	TOTAL CONTRACTS	1.15	19
RDS GNDS CONTR	20	18	CLEANING	54	18
RDS GNDS OTHER	09	13	REPAIR MAINT	16	13
SECURITY TOTAL	11	13	RDS GROUNDS	20	18
SEC PAYROLL			SECURITY	11	13
SEC CONTRACTS	11	13	ADMINISTRATIVE	35	17
SEC OTHER	02	5			

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U.S. PRIVATE SECTOR
ATLANTA
SUBURBAN MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	2,220,107 SQ.FT.				2,207,652 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING									
REPAIR MAINT									
UTILITIES									
RDS GNDS SEC									
ADMINISTRATIVE									
TOTAL OPER EXP									
FIXED EXPENSES									
TOTAL OPER+FIXED									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN			AVG OFFICE OCCUPANCY		
AVG SQFT RET TEN			AVG RETAIL OCCUPANCY		
AVG SQFT OFC WORK			AVG RATE YR END RENT		
			RENTABLE GROSS SQFT		

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH-CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

All line items are computed as stand alone figures. Columns will not add to match totals.

Austin, TX

U.S. PRIVATE SECTOR
AUSTIN
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS 1,573,598 SQ FT					1,493,814 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					7	15.03	12.94	11.39	18.89
RETAIL AREA	7.67	8.98			3				
OTHER AREA	6.67	7.00			2				
TOTAL RENT	14.64	12.94	10.92	18.93	7				
MISCELLANEOUS	.25	.09	.03	.17	7				
TOTAL INCOME	14.89	12.98	10.92	19.09	7				
EXPENSE									
CLEANING	.64	.65	.48	.76	7	.67	.75	.48	.83
REPAIR-MAINT	.87	.88	.72	1.10	7	.92	.88	.72	1.16
UTILITIES	1.84	1.82	1.13	2.27	7	1.92	1.82	1.52	2.27
RDS GNDS SEC	.42	.48	.12	.63	7	.42	.48	.12	.63
ADMINISTRATIVE	1.07	1.20	.95	1.39	7	1.07	1.20	.95	1.39
TOTAL OPER EXP	4.84	5.12	3.40	5.47	7	5.07	5.12	3.40	6.43
FIXED EXPENSES	1.32	1.33	1.27	1.64	7	1.32	1.33	1.27	1.64
TOTAL OPER+FIXED	6.16	6.74	4.73	6.76	7	6.39	6.76	4.73	7.84
LEASING EXP	3.17	1.10	.23	6.23	6				
TOTAL PAYROLL	.99	.79	.46	1.39	7				
TOTAL CONTRACT	1.25	1.04	.87	2.03	7				

AVG SQFT OFC TEN	6723	7	AVG OFFICE OCCUPANCY	90.9	7
AVG SQFT RET TEN	1504	3	AVG RETAIL OCCUPANCY	87.7	3
AVG SQFT OFC WORK	281	5	AVG RATE YR-END RENT	17.68	7
			RENTABLE GROSS SQFT	.94	7

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.65	7	ADMIN TOTAL	1.20	7
PAYROLL	.42	3	PAYROLL	.24	7
CONTRACT	.40	7	MGMT FEES	.44	6
SUP MAT MISC	.06	7	LEGAL FEES	.01	5
TRASH REMOVAL	.03	7	AUDIT FEES	.08	5
REPR MAINT TOTAL	.88	7	GEN OFC EXP	.18	6
PAYROLL	.39	7	OTHER ADM EXP	.04	4
ELEVATOR	.20	7	FIXED EXP TOTAL	1.33	7
HVAC	.12	7	REAL ESTATE TAX	1.20	7
ELECTRICAL	.02	7	BUILDING INS	.17	7
STRUCT ROOF	.05	2	PERS PROP TAX		
PLUMBING	.00	5	OTHER TAXES	.00	1
FIRE LIFE SFTY	.02	3	LEASING EXPENSES	1.10	6
OTHER MAINT SUP	.14	7	ADV PROMOTION	.07	6
UTILITIES TOTAL	1.82	7	COMM FEES	.14	6
ELECTRIC	1.56	7	TENANT ALTS	2.84	4
GAS	.03	5	BUY OUTS		
FUEL OIL			TOTAL PAYROLL	.79	7
PURCH STEAM			CLEANING	.42	3
PURCH CH WTR			REPAIR MAINT	.39	7
COAL			RDS GROUNDS	.03	2
WATER SEWER	.15	5	SECURITY	.36	3
RDS GNDS SEC TOT	.48	7	ADMINISTRATIVE	.24	7
RDS GNDS TOTAL	.04	6	TOTAL CONTRACTS	1.04	7
RDS GNDS PAYRL	.03	2	CLEANING	.40	7
RDS GNDS CONTR	.02	6	REPAIR MAINT	.29	6
RDS GNDS OTHER	.00	2	RDS GROUNDS	.02	6
SECURITY TOTAL	.44	7	SECURITY	.15	6
SEC PAYROLL	.36	3	ADMINISTRATIVE	.53	6
SEC CONTRACTS	.15	6			
SEC OTHER	.03	2			

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U.S. PRIVATE SECTOR
AUSTIN
DOWNTOWN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 721,784 SQ FT					662,800 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	16.57	15.46	11.71	22.25
RETAIL AREA	9.36	13.08			2				
OTHER AREA	6.67	7.00			2				
TOTAL RENT	15.88	15.15	11.04	22.27	4				
MISCELLANEOUS	.53	.16	.12	.71	4				
TOTAL INCOME	16.41	15.85	11.71	22.43	4				
EXPENSE									
CLEANING	.72	.70	.62	.79	4	.78	.79	.70	.84
REPAIR-MAINT	1.00	.99	.83	1.12	4	1.08	1.02	.83	1.36
UTILITIES	2.06	2.16	1.57	2.42	4	2.23	2.16	1.79	2.44
RDS GNDS SEC	.45	.52	.28	.60	4	.45	.52	.28	.60
ADMINISTRATIVE	1.32	1.22	1.08	1.53	4	1.32	1.22	1.08	1.53
TOTAL OPER EXP	5.53	5.17	5.07	5.75	4	6.00	5.78	5.07	6.94
FIXED EXPENSES	1.37	1.53	1.09	1.68	4	1.37	1.53	1.09	1.68
TOTAL OPER+FIXED	6.91	6.75	6.37	7.23	4	7.38	7.30	6.75	8.04
LEASING EXP	.84	.40			3				
TOTAL PAYROLL	.80	.75	.55	1.12	4				
TOTAL CONTRACT	1.71	1.81	1.31	2.07	4				

AVG SQFT OFC TEN	6253	4	AVG OFFICE OCCUPANCY	90.6	4
AVG SQFT RET TEN	1901	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	304	4	AVG RATE YR-END RENT	18.06	4
			RENTABLE GROSS SQFT	.94	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.70	4	ADMIN TOTAL	1.22	4
PAYROLL	.25	2	PAYROLL	.25	4
CONTRACT	.60	4	MGMT FEES	.44	4
SUP MAT MISC	.05	4	LEGAL FEES	.01	3
TRASH REMOVAL	.03	4	AUDIT FEES	.06	4
REPR MAINT TOTAL	.99	4	GEN OFC EXP	.16	4
PAYROLL	.35	4	OTHER ADM EXP	.04	3
ELEVATOR	.22	4	FIXED EXP TOTAL	1.53	4
HVAC	.12	4	REAL ESTATE TAX	1.30	4
ELECTRICAL	.02	4	BUILDING INS	.19	4
STRUCT ROOF	.05	1	PERS PROP TAX		
PLUMBING	.02	3	OTHER TAXES	.00	1
FIRE LIFE SFTY	.02	3	LEASING EXPENSES	.40	3
OTHER MAINT SUP	.15	4	ADV PROMOTION	.07	3
UTILITIES TOTAL	2.16	4	COMM FEES	.02	3
ELECTRIC	2.16	4	TENANT ALTS	.92	2
GAS	.03	2	BUY OUTS		
FUEL OIL			TOTAL PAYROLL	.75	4
PURCH STEAM			CLEANING	.25	2
PURCH CH WTR			REPAIR MAINT	.35	4
COAL			RDS GROUNDS	.03	1
WATER SEWER	.18	2	SECURITY	.22	2
RDS GNDS SEC TOT	.52	4	ADMINISTRATIVE	.25	4
RDS GNDS TOTAL	.04	4	TOTAL CONTRACTS	1.81	4
RDS GNDS PAYRL	.03	1	CLEANING	.60	4
RDS GNDS CONTR	.02	4	REPAIR MAINT	.37	4
RDS GNDS OTHER	.00	1	RDS GROUNDS	.02	4
SECURITY TOTAL	.46	4	SECURITY	.44	3
SEC PAYROLL	.22	2	ADMINISTRATIVE	.53	4
SEC CONTRACTS	.44	3			
SEC OTHER	.04	1			

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Austin, TX

U.S. PRIVATE SECTOR
AUSTIN
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	23 BLDS	631,820 SQ FT				631,820 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					23	10.11	10.39	9.69	13.69
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10.44	11.59	9.82	13.69	23				
MISCELLANEOUS	23	14	05	46	7				
TOTAL INCOME	10.60	11.68	10.11	13.90	23				
EXPENSE									
CLEANING	56	59	53	65	23	56	59	53	65
REPAIR-MAINT	61	59	49	81	23	61	59	49	81
UTILITIES	1.80	1.94	1.78	2.20	23	1.80	1.94	1.78	2.20
RDS GNDS SEC	17	19	15	21	23	17	19	15	21
ADMINISTRATIVE	1.06	88	73	1.45	23	1.06	88	73	1.45
TOTAL OPER EXP	4.20	4.45	3.95	5.04	23	4.20	4.45	3.95	5.04
FIXED EXPENSES	1.21	1.13	97	1.45	23	1.21	1.13	97	1.45
TOTAL OPER+FIXED	5.40	5.80	5.07	6.42	23	5.40	5.80	5.07	6.42
LEASING EXP	2.11	71	16	1.92	23				
TOTAL PAYROLL	73	52	32	91	23				
TOTAL CONTRACT	1.33	1.31	1.14	1.55	23				

AVG SQFT OFC TEN	2278	23	AVG OFFICE OCCUPANCY	69.2	23
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	229	8	AVG RATE YR-END RENT	11.75	23
			RENTABLE GROSS SQFT	97	23

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	59	23	ADMIN TOTAL	88	23
PAYROLL	37	16	PAYROLL	45	20
CONTRACT	48	23	MGMT FEES	51	23
SUP MAT MISC	05	23	LEGAL FEES	03	22
TRASH REMOVAL	04	23	AUDIT FEES	02	2
			GEN OFC EXP	06	23
REPR MAINT TOTAL	59	23	OTHER ADM EXP	01	22
PAYROLL	29	8			
ELEVATOR	05	22	FIXED EXP TOTAL	1.13	23
HVAC	15	23	REAL ESTATE TAX	91	23
ELECTRICAL	05	21	BUILDING INS	21	23
STRUCT ROOF	01	21	PERS PROP TAX	00	1
PLUMBING	01	23	OTHER TAXES	07	1
FIRE LIFE SFTY	00	5			
OTHER MAINT SUP	11	23	LEASING EXPENSES	71	23
			ADV PROMOTION	01	23
UTILITIES TOTAL	1.94	23	COMM FEES	13	22
ELECTRIC	1.75	23	TENANT ALTS	99	21
GAS	14	1	BUY OUTS	05	1
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	52	23
PURCH CH WTR			CLEANING	37	16
COAL			REPAIR MAINT	29	8
WATER SEWER	16	23	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	19	23	ADMINISTRATIVE	45	20
RDS GNDS TOTAL	15	23			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.31	23
RDS GNDS CONTR	12	23	CLEANING	48	23
RDS GNDS OTHER	04	3	REPAIR MAINT	23	22
SECURITY TOTAL	04	21	RDS GROUNDS	12	23
SEC PAYROLL			SECURITY	04	20
SEC CONTRACTS	04	20	ADMINISTRATIVE	81	23
SEC OTHER	08	1			

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U.S. PRIVATE SECTOR
AUSTIN
SUBURBAN 50,000 - 100,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	276,293 SQ FT				276,293 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	13.48	13.69	11.03	15.92
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13.48	13.69	11.03	15.92	4				
MISCELLANEOUS	26	23	08	46	4				
TOTAL INCOME	13.72	13.90	11.49	15.98	4				
EXPENSE									
CLEANING	67	62	57	79	4	67	62	57	79
REPAIR-MAINT	81	81	71	89	4	81	81	71	89
UTILITIES	2.11	2.12	1.94	2.26	4	2.11	2.12	1.94	2.26
RDS GNDS SEC	17	20	10	21	4	17	20	10	21
ADMINISTRATIVE	1.25	1.08	88	1.45	4	1.25	1.08	88	1.45
TOTAL OPER EXP	5.01	4.78	4.45	5.36	4	5.01	4.78	4.45	5.36
FIXED EXPENSES	1.14	1.02	92	1.37	4	1.14	1.02	92	1.37
TOTAL OPER+FIXED	6.15	6.15	5.68	6.42	4	6.15	6.15	5.68	6.42
LEASING EXP	33	18	08	71	4				
TOTAL PAYROLL	69	71	44	91	4				
TOTAL CONTRACT	1.76	1.55	1.43	1.93	4				

AVG SQFT OFC TEN	2491	4	AVG OFFICE OCCUPANCY	90.2	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	234	4	AVG RATE YR-END RENT	12.38	4
			RENTABLE GROSS SQFT	95	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	62	4	ADMIN TOTAL	1.08	4
PAYROLL	20	1	PAYROLL	45	3
CONTRACT	52	4	MGMT FEES	65	4
SUP MAT MISC	07	4	LEGAL FEES	06	4
TRASH REMOVAL	03	4	AUDIT FEES	02	2
			GEN OFC EXP	06	4
REPR MAINT TOTAL	81	4	OTHER ADM EXP	01	3
PAYROLL	29	4			
ELEVATOR	05	4	FIXED EXP TOTAL	1.02	4
HVAC	21	4	REAL ESTATE TAX	83	4
ELECTRICAL	05	4	BUILDING INS	18	4
STRUCT ROOF	01	4	PERS PROP TAX	00	1
PLUMBING	01	4	OTHER TAXES	07	1
FIRE LIFE SFTY	00	2			
OTHER MAINT SUP	14	4	LEASING EXPENSES	16	4
			ADV PROMOTION	01	4
UTILITIES TOTAL	2.12	4	COMM FEES	12	3
ELECTRIC	1.84	4	TENANT ALTS	47	2
GAS	14	1	BUY OUTS	05	1
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	71	4
PURCH CH WTR			CLEANING	20	1
COAL			REPAIR MAINT	29	4
WATER SEWER	15	4	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	20	4	ADMINISTRATIVE	45	3
RDS GNDS TOTAL	14	4			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.55	4
RDS GNDS CONTR	08	4	CLEANING	52	4
RDS GNDS OTHER	04	3	REPAIR MAINT	25	4
SECURITY TOTAL	06	3	RDS GROUNDS	08	4
SEC PAYROLL			SECURITY	05	2
SEC CONTRACTS	05	2	ADMINISTRATIVE	82	4
SEC OTHER	06	1			

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Baltimore, MD

U.S. PRIVATE SECTOR
BALTIMORE
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	20 BLDS 3,956,351 SQ FT					3,740,606 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					18	12.97	13.43	9.19	15.54
RETAIL AREA	13.87	13.22	2.46	19.03	11				
OTHER AREA	9.08	16.55			3				
TOTAL RENT	13.24	13.94	9.21	15.58	18				
MISCELLANEOUS	.80	.06	.01	.41	7				
TOTAL INCOME	13.58	13.94	9.21	16.49	18				
EXPENSE									
CLEANING	.97	.93	.81	1.09	18	1.03	.95	.82	1.16
REPAIR MAINT	1.34	1.24	.84	1.83	20	1.41	1.28	.88	1.85
UTILITIES	2.48	2.47	1.94	2.94	19	2.62	2.69	2.01	2.96
RDS GNDS SEC	.79	.59	.41	1.14	17	.79	.59	.41	1.14
ADMINISTRATIVE	.74	.62	.39	.82	19	.74	.62	.39	.82
TOTAL OPER EXP	5.57	5.82	4.27	7.04	20	5.85	5.91	4.32	7.66
FIXED EXPENSES	1.64	1.50	.90	1.92	19	1.64	1.50	.90	1.92
TOTAL OPER+FIXED	7.09	7.44	5.36	8.47	20	7.46	7.54	5.36	8.88
LEASING EXP	.15	.05	.00	.40	10				
TOTAL PAYROLL	1.86	1.67	1.17	2.45	17				
TOTAL CONTRACT	1.16	1.09	.57	1.56	18				

AVG SQFT OFC TEN	9619	19	AVG OFFICE OCCUPANCY	98.3	20
AVG SQFT RET TEN	3436	11	AVG RETAIL OCCUPANCY	99.2	12
AVG SQFT OFC WORK	168	19	AVG RATE YR-END RENT	17.83	18
			RENTABLE GROSS SQFT	.92	20

COMPONENT COSTS—TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.93	18	ADMIN TOTAL	.66	18
PAYROLL	.61	13	PAYROLL	.26	11
CONTRACT	.58	17	MGMT FEES	.37	16
SUP MAT MISC	.07	18	LEGAL FEES	.02	7
TRASH REMOVAL	.07	18	AUDIT FEES	.04	5
			GEN OFC EXP	.05	16
			OTHER ADM EXP	.02	13
REPR MAINT TOTAL	1.26	19			
PAYROLL	.57	16	FIXED EXP TOTAL	1.41	18
ELEVATOR	.15	19	REAL ESTATE TAX	1.35	16
HVAC	.20	17	BUILDING INS	.11	18
ELECTRICAL	.08	17	PERS PROP TAX	.06	1
STRUCT ROOF	.04	7	OTHER TAXES	.02	4
PLUMBING	.02	16			
FIRE LIFE SFTY	.01	11	LEASING EXPENSES	.05	10
OTHER MAINT SUP	.13	16	ADV PROMOTION	.01	7
			COMM FEES	.33	3
UTILITIES TOTAL	2.51	18	TENANT ALTS	.07	4
ELECTRIC	1.89	18	BUY-OUTS	.30	1
GAS	.01	4			
FUEL OIL	.02	2	TOTAL PAYROLL	1.69	16
PURCH STEAM	.43	13	CLEANING	.61	13
PURCH CH WTR			REPAIR MAINT	.57	16
COAL			RDS GROUNDS	.21	5
WATER SEWER	.06	18	SECURITY	.38	12
			ADMINISTRATIVE	.26	11
RDS GNDS SEC TOT	.69	16			
RDS GNDS TOTAL	.15	12	TOTAL CONTRACTS	1.09	18
RDS GNDS PAYRL	.21	5	CLEANING	.58	17
RDS GNDS CONTR	.02	10	REPAIR MAINT	.26	17
RDS GNDS OTHER	.06	10	RDS GROUNDS	.02	10
SECURITY TOTAL	.39	15	SECURITY	.04	11
SEC PAYROLL	.38	12	ADMINISTRATIVE	.51	12
SEC CONTRACTS	.04	11			
SEC OTHER	.02	13			

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U.S. PRIVATE SECTOR
BALTIMORE
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS 2,026,678 SQ FT					1,943,274 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					10	12.90	13.61	12.10	15.17
RETAIL AREA	12.74	13.22	10.78	17.27	7				
OTHER AREA	31.24	31.24			1				
TOTAL RENT	13.37	14.08	12.67	15.17	10				
MISCELLANEOUS	1.66	.22			3				
TOTAL INCOME	13.85	14.08	12.69	16.49	10				
EXPENSE									
CLEANING	1.01	.93	.82	1.09	9	1.04	.99	.86	1.10
REPAIR MAINT	1.32	1.26	.95	1.65	10	1.37	1.30	.97	1.66
UTILITIES	2.54	2.47	2.10	2.98	10	2.64	2.69	2.18	2.98
RDS GNDS SEC	.67	.59	.45	.84	8	.67	.59	.45	.84
ADMINISTRATIVE	.79	.53	.39	.85	10	.79	.53	.39	.85
TOTAL OPER EXP	6.11	5.88	4.57	6.77	10	6.34	6.02	4.86	6.77
FIXED EXPENSES	1.46	1.59	1.09	1.82	9	1.45	1.59	1.09	1.82
TOTAL OPER+FIXED	7.38	7.50	5.65	8.51	10	7.82	7.58	5.80	8.51
LEASING EXP	.28	.19	.02	.67	6				
TOTAL PAYROLL	1.80	1.67	1.25	2.20	10				
TOTAL CONTRACT	1.08	.66	.51	1.33	9				

AVG SQFT OFC TEN	8271	9	AVG OFFICE OCCUPANCY	97.4	10
AVG SQFT RET TEN	2551	7	AVG RETAIL OCCUPANCY	100.0	7
AVG SQFT OFC WORK	139	10	AVG RATE YR-END RENT	19.00	9
			RENTABLE GROSS SQFT	.93	10

COMPONENT COSTS—TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.93	9	ADMIN TOTAL	.58	9
PAYROLL	.63	9	PAYROLL	.27	9
CONTRACT	.10	8	MGMT FEES	.35	8
SUP MAT MISC	.07	9	LEGAL FEES	.03	4
TRASH REMOVAL	.08	9	AUDIT FEES	.04	2
			GEN OFC EXP	.04	9
			OTHER ADM EXP	.01	8
REPR MAINT TOTAL	1.28	9			
PAYROLL	.56	9	FIXED EXP TOTAL	1.50	8
ELEVATOR	.21	9	REAL ESTATE TAX	1.56	7
HVAC	.22	8	BUILDING INS	.09	8
ELECTRICAL	.09	9	PERS PROP TAX		
STRUCT ROOF	.02	5	OTHER TAXES	.01	3
PLUMBING	.02	9			
FIRE LIFE SFTY	.01	6	LEASING EXPENSES	.19	6
OTHER MAINT SUP	.08	8	ADV PROMOTION	.01	5
			COMM FEES	.33	3
UTILITIES TOTAL	2.51	9	TENANT ALTS	.16	1
ELECTRIC	1.89	9	BUY-OUTS	.30	1
GAS	.01	2			
FUEL OIL			TOTAL PAYROLL	1.69	9
PURCH STEAM	.44	8	CLEANING	.63	9
PURCH CH WTR			REPAIR MAINT	.56	9
COAL			RDS GROUNDS	.14	4
WATER SEWER	.06	9	SECURITY	.36	7
			ADMINISTRATIVE	.27	9
RDS GNDS SEC TOT	.69	7			
RDS GNDS TOTAL	.20	4	TOTAL CONTRACTS	.66	9
RDS GNDS PAYRL	.14	4	CLEANING	.10	8
RDS GNDS CONTR	.02	4	REPAIR MAINT	.40	9
RDS GNDS OTHER	.06	3	RDS GROUNDS	.02	4
SECURITY TOTAL	.37	7	SECURITY	.18	4
SEC PAYROLL	.36	7	ADMINISTRATIVE	.42	6
SEC CONTRACTS	.18	4			
SEC OTHER	.01	6			

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Baltimore, MD

U.S. PRIVATE SECTOR
BALTIMORE
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 1,664,231 SQ.FT.					1,535,623 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	13.86	15.49		
RETAIL AREA	15.11	19.03			3				
OTHER AREA	3.04	8.33			2				
TOTAL RENT	13.73	15.56			3				
MISCELLANEOUS	24	21			2				
TOTAL INCOME	13.90	15.58			3				
EXPENSE									
CLEANING	93	94			3	1.03	95		
REPAIR-MAINT	1.35	1.19	91	1.89	4	1.44	1.23	1.03	1.91
UTILITIES	2.42	2.62			3	2.68	2.96		
RDS GNDS SEC	90	1.04			3	90	1.04		
ADMINISTRATIVE	67	27			3	67	27		
TOTAL OPER EXP	4.79	5.02	3.07	7.04	4	5.15	5.83	3.22	7.77
FIXED EXPENSES	1.86	1.51	57	2.70	4	1.86	1.51	57	2.70
TOTAL OPER+FIXED	6.65	6.85	5.16	8.22	4	7.00	6.92	5.31	8.95
LEASING EXP	04	01			3				
TOTAL PAYROLL	1.98	2.01			2				
TOTAL CONTRACT	1.23	1.10			3				

AVG SQFT OFC TEN	13238	4	AVG OFFICE OCCUPANCY	100.0	4
AVG SQFT RET TEN	4629	3	AVG RETAIL OCCUPANCY	98.5	4
AVG SQFT OFC WORK	236	3	AVG RATE YR-END RENT	24.33	3
			RENTABLE GROSS SQFT	90	4

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	94	3
PAYROLL	57	1
CONTRACT	85	3
SUP MAT MISC	08	3
TRASH REMOVAL	05	3
REPR MAINT TOTAL	1.19	4
PAYROLL	93	2
ELEVATOR	14	4
HVAC	14	3
ELECTRICAL	03	3
STRUCT ROOF	08	2
PLUMBING	04	2
FIRE LIFE SFTY	01	1
OTHER MAINT SUP	54	4
UTILITIES TOTAL	2.62	3
ELECTRIC	1.99	3
GAS		
FUEL OIL		
PURCH STEAM	63	2
PURCH CH WTR		
COAL		
WATER SEWER	06	3
RDS GNDS SEC TOT	1.04	3
RDS GNDS TOTAL	04	3
RDS GNDS PAYRL		
RDS GNDS CONTR	04	1
RDS GNDS OTHER	00	3
SECURITY TOTAL	85	2
SEC PAYROLL	1.14	1
SEC CONTRACTS	40	1
SEC OTHER	08	2

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	27	3
PAYROLL	23	2
MGMT FEES	50	2
LEGAL FEES	00	2
AUDIT FEES	04	1
GEN OFC EXP	01	3
OTHER ADM EXP	07	1
FIXED EXP TOTAL	1.51	4
REAL ESTATE TAX	1.93	3
BUILDING INS	10	4
PERS PROP TAX	06	1
OTHER TAXES	02	1
LEASING EXPENSES	01	3
ADV PROMOTION	01	1
COMM FEES		
TENANT ALTS	01	3
BUY OUTS		
TOTAL PAYROLL	2.01	2
CLEANING	57	1
REPAIR MAINT	93	2
RDS GROUNDS		
SECURITY	1.14	1
ADMINISTRATIVE	23	2
TOTAL CONTRACTS	1.10	3
CLEANING	85	3
REPAIR MAINT	25	3
RDS GROUNDS	04	1
SECURITY	40	1
ADMINISTRATIVE	48	1

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U.S. PRIVATE SECTOR
BALTIMORE
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS 1,912,749 SQ.FT.					1,813,764 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					19	11.32	12.53	10.29	14.25
RETAIL AREA	16.86	6.32			8				
OTHER AREA	7.15	7.15			1				
TOTAL RENT	11.57	13.22	10.24	14.17	19				
MISCELLANEOUS	43	30	10	66	14				
TOTAL INCOME	11.90	13.27	10.83	14.45	19				
EXPENSE									
CLEANING	71	69	58	80	19	75	69	58	80
REPAIR-MAINT	88	60	50	1.06	19	93	60	50	1.07
UTILITIES	1.62	1.60	1.32	1.92	19	1.71	1.74	1.40	1.92
RDS GNDS SEC	45	45	29	57	18	45	45	29	57
ADMINISTRATIVE	59	44	33	55	19	59	44	33	55
TOTAL OPER EXP	4.25	4.07	3.47	4.63	19	4.48	4.07	3.47	4.65
FIXED EXPENSES	1.00	1.11	67	1.23	18	1.00	1.11	67	1.23
TOTAL OPER+FIXED	5.22	4.97	4.22	5.80	19	5.49	4.97	4.22	5.85
LEASING EXP	34	18	15	52	18				
TOTAL PAYROLL	54	33	27	40	19				
TOTAL CONTRACT	1.18	1.05	90	1.28	19				

AVG SQFT OFC TEN	3884	19	AVG OFFICE OCCUPANCY	88.2	19
AVG SQFT RET TEN	3155	2	AVG RETAIL OCCUPANCY	99.3	6
AVG SQFT OFC WORK	192	15	AVG RATE YR-END RENT	15.07	19
			RENTABLE GROSS SQFT	90	19

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	69	15
PAYROLL	41	3
CONTRACT	49	15
SUP MAT MISC	05	12
TRASH REMOVAL	06	14
REPR MAINT TOTAL	58	15
PAYROLL	27	14
ELEVATOR	05	12
HVAC	08	15
ELECTRICAL	04	13
STRUCT ROOF	04	6
PLUMBING	01	11
FIRE LIFE SFTY	01	5
OTHER MAINT SUP	16	14
UTILITIES TOTAL	1.54	15
ELECTRIC	1.57	14
GAS	09	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	02	14
RDS GNDS SEC TOT	46	14
RDS GNDS TOTAL	31	14
RDS GNDS PAYRL		
RDS GNDS CONTR	31	12
RDS GNDS OTHER	05	11
SECURITY TOTAL	15	14
SEC PAYROLL	05	9
SEC CONTRACTS	09	12
SEC OTHER	01	11

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	43	15
PAYROLL	32	1
MGMT FEES	43	15
LEGAL FEES	02	6
AUDIT FEES	02	4
GEN OFC EXP	03	7
OTHER ADM EXP	06	4
FIXED EXP TOTAL	1.01	14
REAL ESTATE TAX	96	12
BUILDING INS	10	13
PERS PROP TAX	02	1
OTHER TAXES	07	1
LEASING EXPENSES	18	14
ADV PROMOTION	01	5
COMM FEES	15	12
TENANT ALTS	14	10
BUY OUTS		
TOTAL PAYROLL	32	15
CLEANING	41	3
REPAIR MAINT	27	14
RDS GROUNDS		
SECURITY	05	9
ADMINISTRATIVE	32	1
TOTAL CONTRACTS	1.02	15
CLEANING	49	15
REPAIR MAINT	14	9
RDS GROUNDS	31	12
SECURITY	09	12
ADMINISTRATIVE	38	7

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Baltimore, MD

U.S. PRIVATE SECTOR
BALTIMORE
SUBURBAN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	81,971 SQ.FT				81,971 SQ.FT			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	12 26	13 06		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12 26	13 06			3				
MISCELLANEOUS	53	53			1				
TOTAL INCOME	12 48	13 06			3				
EXPENSE									
CLEANING	51	60			3	51	60		
REPAIR-MAINT	62	47			3	62	47		
UTILITIES	64	12			3	64	12		
RDS. GNDS SEC	49	51			2	49	51		
ADMINISTRATIVE	58	57			3	58	57		
TOTAL OPER EXP	2 71	1 82			3	2 71	1 82		
FIXED EXPENSES	65	61			3	65	61		
TOTAL OPER+FIXED	3 36	2 44			3	3 36	2 44		
LEASING EXP	16	16			2				
TOTAL PAYROLL	26	39			3				
TOTAL CONTRACT	1 09	1 02			3				

AVG SQFT OFC TEN	5334	3	AVG OFFICE OCCUPANCY	90 9	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	211	3	AVG RATE YR-END RENT	14 50	3
			RENTABLE GROSS SQFT	1 00	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	60	3	ADMIN TOTAL	57	3
PAYROLL	41	1	PAYROLL		
CONTRACT	25	3	MGMT FEES	57	3
SUP MAT MISC	06	2	LEGAL FEES	00	1
TRASH REMOVAL	12	3	AUDIT FEES		
			GEN OFC EXP		
			OTHER ADM EXP	00	1
REPR MAINT TOTAL	47	3			
PAYROLL	20	2	FIXED EXP TOTAL	61	3
ELEVATOR	10	2	REAL ESTATE TAX	65	2
HVAC	06	3	BUILDING INS	16	3
ELECTRICAL	05	2	PERS PROP TAX		
STRUCT ROOF	18	1	OTHER TAXES	07	1
PLUMBING	01	2			
FIRE LIFE SFTY	01	2	LEASING EXPENSES	16	2
OTHER MAINT SUP	31	2	ADV PROMOTION		
			COMM FEES	16	2
UTILITIES TOTAL	12	3	TENANT ALTS	02	1
ELECTRIC	68	2			
GAS			BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	39	3
PURCH CH WTR			CLEANING	41	1
COAL			REPAIR MAINT	20	2
WATER SEWER	02	2	RDS GROUNDS		
			SECURITY	07	1
RDS GNDS SEC TOT	51	2	ADMINISTRATIVE		
RDS GNDS TOTAL	38	2			
RDS GNDS PAYRL			TOTAL CONTRACTS	1 02	3
RDS GNDS CONTR	25	3	CLEANING	25	3
RDS GNDS OTHER	14	2	REPAIR MAINT	08	3
SECURITY TOTAL	12	2	RDS GROUNDS	25	2
SEC PAYROLL	07	1	SECURITY	09	2
SEC CONTRACTS	09	2	ADMINISTRATIVE	69	2
SEC OTHER	00	2			

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U.S. PRIVATE SECTOR
BALTIMORE
SUBURBAN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	286,593 SQ.FT				286,593 SQ.FT			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	12 45	13 98	11 01	14 74
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12 45	13 98	11 01	14 74	4				
MISCELLANEOUS	22	13	10	41	4				
TOTAL INCOME	12 87	14 28	11 11	15 18	4				
EXPENSE									
CLEANING	71	70	67	75	4	71	70	67	75
REPAIR-MAINT	67	60	55	84	4	67	60	55	84
UTILITIES	1 73	1 92	1 63	1 93	4	1 73	1 92	1 63	1 93
RDS GNDS SEC	49	47	46	53	4	49	47	46	53
ADMINISTRATIVE	38	42	34	44	4	38	42	34	44
TOTAL OPER EXP	3 98	4 21	3 67	4 46	4	3 98	4 21	3 67	4 46
FIXED EXPENSES	1 11	1 11			3	1 11	1 11		
TOTAL OPER+FIXED	4 89	4 92	4 22	5 55	4	5 09	4 92	4 22	5 55
LEASING EXP	35	36	15	60	4				
TOTAL PAYROLL	34	33	32	37	4				
TOTAL CONTRACT	1 05	1 03	97	1 13	4				

AVG SQFT OFC TEN	4301	4	AVG OFFICE OCCUPANCY	85 5	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	189	4	AVG RATE YR-END RENT	15 75	4
			RENTABLE GROSS SQFT	1 00	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	70	4	ADMIN TOTAL	42	4
PAYROLL			PAYROLL		
CONTRACT	60	4	MGMT FEES	42	4
SUP MAT MISC	05	4	LEGAL FEES		
TRASH REMOVAL	05	4	AUDIT FEES		
			GEN OFC EXP		
			OTHER ADM EXP		
REPR MAINT TOTAL	60	4			
PAYROLL	29	4	FIXED EXP TOTAL	1 11	3
ELEVATOR	05	3	REAL ESTATE TAX	1 08	3
HVAC	08	4	BUILDING INS	05	3
ELECTRICAL	03	4	PERS PROP TAX		
STRUCT ROOF	04	2	OTHER TAXES		
PLUMBING	01	4			
FIRE LIFE SFTY	01	1	LEASING EXPENSES	36	4
OTHER MAINT SUP	15	4	ADV PROMOTION		
			COMM FEES	36	3
UTILITIES TOTAL	1 92	4	TENANT ALTS	14	4
ELECTRIC	1 88	4			
GAS	10	2	BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	33	4
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	29	4
WATER SEWER	02	4	RDS GROUNDS		
			SECURITY	04	4
RDS GNDS SEC TOT	47	4	ADMINISTRATIVE		
RDS GNDS TOTAL	32	4			
RDS GNDS PAYRL			TOTAL CONTRACTS	1 03	4
RDS GNDS CONTR	31	4	CLEANING	60	4
RDS GNDS OTHER	01	3	REPAIR MAINT	12	1
SECURITY TOTAL	15	4	RDS GROUNDS	31	4
SEC PAYROLL	04	4	SECURITY	09	4
SEC CONTRACTS	09	4	ADMINISTRATIVE		
SEC OTHER	01	4			

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Baltimore, MD
Baton Rouge, LA

U.S. PRIVATE SECTOR
BALTIMORE
SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS 1,027,022 SQ.FT.					938,916 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					8	11.32	11.94	10.07	13.97
RETAIL AREA	18.37	12.43			2				
OTHER AREA	7.15	7.15			1				
TOTAL RENT	11.85	12.93	10.08	14.06	8				
MISCELLANEOUS	.33	.30	.11	.58	5				
TOTAL INCOME	12.06	13.06	10.13	14.37	8				
EXPENSE									
CLEANING	.68	.67	.56	.85	8	.75	.67	.56	.89
REPAIR MAINT	.88	.65	.50	1.19	8	.97	.65	.50	1.48
UTILITIES	1.49	1.51	1.33	1.83	8	1.63	1.69	1.47	1.88
RDS GNDS SEC	.44	.42	.28	.55	8	.44	.42	.28	.55
ADMINISTRATIVE	.67	.44	.33	.73	8	.67	.44	.33	.73
TOTAL OPER EXP	4.16	3.93	3.68	4.99	8	4.55	3.93	3.68	5.30
FIXED EXPENSES	.94	1.18	.72	1.24	8	.94	1.18	.72	1.24
TOTAL OPER+FIXED	5.09	5.10	4.70	6.01	8	5.48	5.10	4.70	6.28
LEASING EXP	.27	.20	.13	.40	8				
TOTAL PAYROLL	.69	.29	.19	.92	8				
TOTAL CONTRACT	1.10	1.09	.82	1.35	8				

AVG SQFT OFC TEN	3049	8	AVG OFFICE OCCUPANCY	90.3	8
AVG SQFT RET TEN	3155	2	AVG RETAIL OCCUPANCY	99.2	2
AVG SQFT OFC WORK	192	8	AVG RATE YR-END RENT	15.47	8
			RENTABLE GROSS SQFT	.93	8

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.67	8	ADMIN TOTAL	.44	8
PAYROLL	.47	2	PAYROLL	.32	1
CONTRACT	.47	8	MGMT FEES	.39	8
SUP MAT MISC	.05	6	LEGAL FEES	.02	5
TRASH REMOVAL	.08	7	AUDIT FEES	.02	4
			GEN OFC EXP	.05	6
REPR MAINT TOTAL	.65	8	OTHER ADM EXP	.08	4
PAYROLL	.25	8			
ELEVATOR	.05	7	FIXED EXP TOTAL	1.18	8
HVAC	.14	8	REAL ESTATE TAX	1.00	7
ELECTRICAL	.04	7	BUILDING INS	.14	7
STRUCT/ROOF	.03	3	PERS PROP TAX		
PLUMBING	.01	5	OTHER TAXES	.02	1
FIRE LIFE SFTY	.01	2			
OTHER MAINT SUP	.16	8	LEASING EXPENSES	.20	8
			ADV PROMOTION	.01	5
UTILITIES TOTAL	1.51	8	COMM FEES	.14	7
ELECTRIC	1.42	8	TENANT ALTS	.24	5
GAS	.09	4	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.29	8
PURCH CH WTR			CLEANING	.47	2
COAL			REPAIR MAINT	.25	8
WATER SEWER	.02	8	RDS GROUNDS		
			SECURITY	.11	4
RDS/GNDS/SEC TOT	.42	8	ADMINISTRATIVE	.32	1
RDS/GNDS TOTAL	.26	8			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.09	8
RDS/GNDS CONTR	.29	8	CLEANING	.47	8
RDS GNDS OTHER	.05	6	REPAIR MAINT	.14	5
SECURITY TOTAL	.15	8	RDS GROUNDS	.29	6
SEC PAYROLL	.11	4	SECURITY	.09	6
SEC CONTRACTS	.09	6	ADMINISTRATIVE	.24	5
SEC OTHER	.01	5			

*All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
BATON ROUGE
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 101,831 SQ.FT.					101,831 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	11.58	11.58		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11.58	11.58			4				
MISCELLANEOUS	.03	.03			4				
TOTAL INCOME	11.61	11.61			4				
EXPENSE									
CLEANING	.58	.58			4	.58	.58		
REPAIR MAINT	.60	.60			4	.60	.60		
UTILITIES	1.45	1.45			4	1.45	1.45		
RDS GNDS SEC	.30	.30			4	.30	.30		
ADMINISTRATIVE	.60	.60			4	.60	.60		
TOTAL OPER EXP	3.53	3.53			4	3.53	3.53		
FIXED EXPENSES	.73	.73			4	.73	.73		
TOTAL OPER+FIXED	4.27	4.27			4	4.27	4.27		
LEASING EXP	.53	.53			4				
TOTAL PAYROLL	.01	.01			4				
TOTAL CONTRACT	1.19	1.19			4				

AVG SQFT OFC TEN	4916	4	AVG OFFICE OCCUPANCY	86.9	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	0	0	AVG RATE YR END RENT	12.44	4
			RENTABLE GROSS SQFT	.93	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

*All line items are computed as stand alone figures. Columns will not add to match totals.

Birmingham, AL
Boise, ID

U.S. PRIVATE SECTOR
BIRMINGHAM
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	424,019 SQ FT				259,739 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	11.55	9.61		
RETAIL AREA									
OTHER AREA	3.78	3.78			1				
TOTAL RENT	11.31	9.61			4				
MISCELLANEOUS	.00	.00			2				
TOTAL INCOME	11.31	9.61			4				
EXPENSE									
CLEANING	.47	.48	.41	.70	5	.76	.69	.48	.91
REPAIR-MAINT	.55	.57			4	.56	.57		
UTILITIES	.86	1.32	.96	1.37	5	1.40	1.38	1.32	1.46
RDS/GNDS/SEC	.52	.20	.03	.51	5	.52	.20	.03	.51
ADMINISTRATIVE	.87	.63			4	.87	.63		
TOTAL OPER EXP	2.29	2.84	2.26	3.77	5	3.74	3.34	2.84	4.44
FIXED EXPENSES	2.41	.97			4	2.41	.97		
TOTAL OPER+FIXED	3.05	3.60	2.54	6.74	5	6.08	3.82	3.59	6.95
LEASING EXP	.18	.17			3				
TOTAL PAYROLL	.79	.71			4				
TOTAL CONTRACT	.35	.40	.32	.57	5				

AVG SQFT OFC TEN	2016	4	AVG OFFICE OCCUPANCY	96.6	5
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	1
AVG SQFT OFC WORK	405	5	AVG RATE YR END RENT	11.54	4
			RENTABLE GROSS SQFT	.92	5

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA - MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.48	5
PAYROLL	.35	4
CONTRACT	.12	5
SUP MAT MISC	.04	5
TRASH REMOVAL	.02	5
REPR MAINT TOTAL	.57	4
PAYROLL	.42	3
ELEVATOR	.06	1
HVAC	.08	3
ELECTRICAL	.07	3
STRUCT ROOF	.01	2
PLUMBING	.01	3
FIRE LIFE SFTY		
OTHER MAINT/SUP	.08	4
UTILITIES TOTAL	1.32	5
ELECTRIC	1.21	5
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	5
RDS/GNDS/SEC TOT	.20	5
RDS/GNDS TOTAL	.03	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	5
RDS/GNDS OTHER	.01	2
SECURITY TOTAL	.48	2
SEC PAYROLL	.60	1
SEC CONTRACTS	.33	1
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.63	4
PAYROLL		
MGMT FEES	.44	3
LEGAL FEES	.00	2
AUDIT FEES	.10	2
GEN OFC EXP	.05	2
OTHER ADM EXP	1.40	1
FIXED EXP TOTAL	.97	4
REAL ESTATE TAX	.63	3
BUILDING INS	.14	3
PERS PROP TAX		
OTHER TAXES	4.98	1
LEASING EXPENSES	.17	3
ADV PROMOTION	.01	1
COMM FEES	.13	2
TENANT ALTS	.19	2
BUY OUTS		
TOTAL PAYROLL	.71	4
CLEANING	.35	4
REPAIR MAINT	.42	3
RDS GROUNDS		
SECURITY	.60	1
ADMINISTRATIVE		
TOTAL CONTRACTS	.40	5
CLEANING	.12	5
REPAIR MAINT	.07	3
RDS GROUNDS	.03	5
SECURITY	.33	1
ADMINISTRATIVE	.58	2

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U.S. PRIVATE SECTOR
BOISE
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	519,257 SQ FT				519,257 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	21.96	19.85		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	21.55	19.85	19.53	23.44	4				
MISCELLANEOUS									
TOTAL INCOME	21.55	19.85	19.53	23.44	4				
EXPENSE									
CLEANING	.50	.46	.37	.68	4	.50	.46	.37	.68
REPAIR-MAINT	1.73	1.91	1.06	3.01	4	1.73	1.91	1.08	3.01
UTILITIES	1.23	1.38	.90	1.78	4	1.23	1.38	.90	1.78
RDS GNDS SEC	1.03	.93	.67	1.47	4	1.03	.93	.67	1.47
ADMINISTRATIVE	.73	.72	.69	.77	4	.73	.72	.69	.77
TOTAL OPER EXP	5.22	5.89	3.74	7.67	4	5.22	5.89	3.74	7.67
FIXED EXPENSES	.95	1.11	.77	1.27	4	.95	1.11	.77	1.27
TOTAL OPER+FIXED	6.16	7.05	4.51	8.94	4	6.16	7.05	4.51	8.94
LEASING EXP									
TOTAL PAYROLL	.91	.84	.61	1.44	4				
TOTAL CONTRACT	.53	.58	.39	.78	4				

AVG SQFT OFC TEN	9868	4	AVG OFFICE OCCUPANCY	91.2	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	419	4	AVG RATE YR END RENT	21.50	4
			RENTABLE GROSS SQFT	.84	4

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA - MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP MAT MISC		
TRASH REMOVAL		
REPR MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP		
UTILITIES TOTAL		
ELECTRIC		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER		
RDS GNDS SEC TOT		
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS GNDS OTHER		
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

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Boise, ID
Boston, MA

U.S. PRIVATE SECTOR
BOISE
SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 422,428 SQ.FT.					422,428 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	22.78	23.44		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	22.08	19.85			3				
MISCELLANEOUS									
TOTAL INCOME	22.08	19.85			3				
EXPENSE									
CLEANING	43	37			3	43	37		
REPAIR-MAINT	1.22	1.80			3	1.22	1.80		
UTILITIES	1.07	1.15			3	1.07	1.15		
RDS GNDS SEC	1.03	83			3	1.03	83		
ADMINISTRATIVE	74	75			3	74	75		
TOTAL OPER EXP	4.47	4.90			3	4.47	4.90		
FIXED EXPENSES	89	1.00			3	89	1.00		
TOTAL OPER+FIXED	5.36	5.90			3	5.36	5.90		
LEASING EXP									
TOTAL PAYROLL	68	73			3				
TOTAL CONTRACT	43	51			3				

AVG SQFT/OFC TEN	16679	3	AVG OFFICE OCCUPANCY	90.8	3
AVG SQFT/RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT/OFC WORK	445	3	AVG RATE YR-END RENT	22.26	3
			RENTABLE GROSS SQFT	87	3

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS/SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER/SEWER			RDS GROUNDS		
			SECURITY		
RDS/GNDS/SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

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U.S. PRIVATE SECTOR
BOSTON
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	73 BLDS 16,381,700 SQ.FT.					15,689,831 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					69	17.88	17.95	13.31	22.55
RETAIL AREA	18.74	22.01	13.00	34.40	43				
OTHER AREA	22.26	11.59	5.59	45.31	19				
TOTAL RENT	17.18	17.91	12.89	23.10	70				
MISCELLANEOUS	1.03	35	17	1.06	40				
TOTAL INCOME	17.98	18.65	13.84	23.41	70				
EXPENSE									
CLEANING	98	96	74	1.22	72	1.02	1.04	78	1.34
REPAIR-MAINT	1.30	1.24	85	1.62	73	1.36	1.36	89	1.80
UTILITIES	1.66	1.14	67	1.76	73	1.73	1.22	78	1.95
RDS GNDS SEC	51	37	21	51	70	51	37	21	51
ADMINISTRATIVE	77	94	51	1.27	71	77	94	51	1.27
TOTAL OPER EXP	5.19	4.97	3.82	5.81	73	5.41	5.18	4.29	6.07
FIXED EXPENSES	3.91	3.49	2.59	4.50	72	3.91	3.49	2.59	4.50
TOTAL OPER+FIXED	9.02	8.54	6.33	10.12	73	9.36	9.02	7.14	10.41
LEASING EXP	1.18	25	06	91	56				
TOTAL PAYROLL	1.27	76	56	1.08	70				
TOTAL CONTRACT	1.53	1.54	98	2.08	69				

AVG SQFT/OFC TEN	12159	66	AVG OFFICE OCCUPANCY	95.1	73
AVG SQFT/RET TEN	2211	44	AVG RETAIL OCCUPANCY	85.0	52
AVG SQFT/OFC WORK	229	55	AVG RATE YR-END RENT	24.55	65
			RENTABLE GROSS SQFT	92	73

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS/SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	95	70	ADMIN TOTAL	95	69
PAYROLL	33	25	PAYROLL	19	36
CONTRACT	65	61	MGMT FEES	57	64
SUP MAT MISC	07	60	LEGAL FEES	05	31
TRASH REMOVAL	11	64	AUDIT FEES	05	42
			GEN OFC EXP	06	44
REPR MAINT TOTAL	1.26	71	OTHER ADM EXP	03	41
PAYROLL	48	63			
ELEVATOR	19	66	FIXED EXP TOTAL	3.49	70
HVAC	16	62	REAL ESTATE TAX	3.21	69
ELECTRICAL	06	63	BUILDING INS	25	65
STRUCT ROOF	03	25	PERS PROP TAX	00	4
PLUMBING	04	57	OTHER TAXES	01	3
FIRE LIFE SFTY	03	46			
OTHER MAINT SUP	26	65	LEASING EXPENSES	25	55
			ADV PROMOTION	04	29
UTILITIES TOTAL	1.12	71	COMM FEES	21	44
ELECTRIC	97	68	TENANT ALTS	32	22
GAS	03	35	BUY OUTS	91	4
FUEL OIL	19	32			
PURCH STEAM	54	14	TOTAL PAYROLL	76	68
PURCH CH WTR	02	1	CLEANING	33	25
COAL			REPAIR MAINT	48	63
WATER/SEWER	06	68	RDS GROUNDS	07	8
			SECURITY	27	33
RDS/GNDS/SEC TOT	37	68	ADMINISTRATIVE	19	36
RDS/GNDS TOTAL	02	32			
RDS GNDS PAYRL	07	8	TOTAL CONTRACTS	1.54	67
RDS GNDS CONTR	02	21	CLEANING	65	61
RDS GNDS OTHER	01	20	REPAIR MAINT	35	51
SECURITY TOTAL	37	66	RDS GROUNDS	02	21
SEC PAYROLL	27	33	SECURITY	20	55
SEC CONTRACTS	20	55	ADMINISTRATIVE	56	50
SEC OTHER	03	35			

All line items are computed as stand alone figures. Columns will not add to match totals.

Boston, MA

U.S. PRIVATE SECTOR
BOSTON
DOWNTOWN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS	541,569 SQ FT				482,492 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					18	19.35	20.73	17.29	28.19
RETAIL AREA	23.23	22.29	12.82	36.15	9				
OTHER AREA	6.42	7.60			3				
TOTAL RENT	19.84	21.49	14.64	25.37	18				
MISCELLANEOUS	.62	.41	.07	1.23	6				
TOTAL INCOME	20.10	21.82	14.78	25.57	18				
EXPENSE									
CLEANING	1.03	.95	.83	1.32	17	1.15	1.22	.94	1.46
REPAIR MAINT	1.31	1.37	.89	1.78	18	1.47	1.61	.99	2.00
UTILITIES	1.00	.93	.42	1.74	18	1.11	1.12	.45	2.11
RDS GNDS SEC	.34	.47	.24	.51	19	.34	.47	.24	.51
ADMINISTRATIVE	1.14	1.25	.70	1.65	18	1.14	1.25	.70	1.65
TOTAL OPER EXP	4.74	5.66	3.88	6.53	18	5.31	5.95	4.29	7.78
FIXED EXPENSES	3.47	3.84	2.74	4.50	18	3.47	3.84	2.74	4.50
TOTAL OPER+FIXED	8.22	9.19	7.71	10.82	18	8.79	9.99	8.39	11.79
LEASING EXP	1.10	.39	.06	1.03	12				
TOTAL PAYROLL	.78	.72	.56	.93	17				
TOTAL CONTRACT	1.57	1.64	.91	2.27	18				

AVG SQFT OFC TEN	3713	18	AVG OFFICE OCCUPANCY	95.4	18
AVG SQFT RET TEN	2183	10	AVG RETAIL OCCUPANCY	00.0	11
AVG SQFT OFC WORK	307	9	AVG RATE YR END RENT	23.76	16
			RENTABLE GROSS SQFT	.97	18

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.95	17
PAYROLL	.07	6
CONTRACT	.71	15
SUP MAT MISC	.10	17
TRASH REMOVAL	.13	16
REPR MAINT TOTAL	1.37	18
PAYROLL	.49	15
ELEVATOR	.19	17
HVAC	.19	14
ELECTRICAL	.08	16
STRUCT ROOF	.04	7
PLUMBING	.07	14
FIRE LIFE SFTY	.04	15
OTHER MAINT SUP	.27	18
UTILITIES TOTAL	.93	18
ELECTRIC	.85	17
GAS	.47	6
FUEL OIL	.29	5
PURCH STEAM	1.52	1
PURCH CH WTR		
COAL		
WATER SEWER	.08	17
RDS GNDS SEC TOT	.47	18
RDS GNDS TOTAL	.04	5
RDS GNDS PAYRL	.11	1
RDS GNDS CONTR	.11	3
RDS GNDS OTHER	.00	3
SECURITY TOTAL	.47	17
SEC PAYROLL	.27	11
SEC CONTRACTS	.04	16
SEC OTHER	.16	10

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	1.25	18
PAYROLL	.19	4
MGMT FEES	.98	18
LEGAL FEES	.06	8
AUDIT FEES	.13	11
GEN OFC EXP	.05	7
OTHER ADM EXP	.05	3
FIXED EXP TOTAL	3.84	18
REAL ESTATE TAX	3.39	18
BUILDING INS	.28	17
PERS PROP TAX		
OTHER TAXES	.01	1
LEASING EXPENSES	.39	12
ADV PROMOTION	.06	9
COMM FEES	.62	10
TENANT ALTS	2.55	3
BUY-OUTS		
TOTAL PAYROLL	.72	17
CLEANING	.07	6
REPAIR MAINT	.49	15
RDS GROUNDS	.11	1
SECURITY	.27	11
ADMINISTRATIVE	.19	4
TOTAL CONTRACTS	1.64	18
CLEANING	.71	15
REPAIR MAINT	.32	13
RDS GROUNDS	.11	3
SECURITY	.04	16
ADMINISTRATIVE	1.00	11

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U.S. PRIVATE SECTOR
BOSTON
DOWNTOWN 50,000 - 100,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	785,777 SQ FT				698,584 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					12	16.56	15.61	9.07	18.93
RETAIL AREA	18.21	22.00	12.66	31.2	9				
OTHER AREA	20.68	11.18			3				
TOTAL RENT	16.57	16.14	12.11	19.0	12				
MISCELLANEOUS	.37	.07	.02	.66	5				
TOTAL INCOME	16.74	16.14	12.14	19.1	12				
EXPENSE									
CLEANING	.94	.92	.66	1.3	12	1.03	1.04	.71	1.38
REPAIR MAINT	1.10	1.00	.80	1.5	12	1.21	1.12	.84	1.55
UTILITIES	1.26	1.05	.76	1.74	12	1.39	1.22	.91	1.77
RDS GNDS SEC	.53	.28	.18	.5	12	.53	.28	.18	.51
ADMINISTRATIVE	.79	.58	.51	.96	11	.79	.58	.51	.96
TOTAL OPER EXP	4.56	4.52	3.78	5.05	12	5.05	4.71	4.25	5.50
FIXED EXPENSES	3.12	3.48	2.69	4.15	12	3.12	3.48	2.69	4.15
TOTAL OPER+FIXED	7.69	7.72	6.73	9.05	12	8.17	7.85	7.22	9.32
LEASING EXP	.40	.09	.03	.34	9				
TOTAL PAYROLL	.76	.57	.36	.90	11				
TOTAL CONTRACT	1.46	1.42	.91	1.9	12				

AVG SQFT OFC TEN	4630	12	AVG OFFICE OCCUPANCY	91.5	12
AVG SQFT RET TEN	1766	9	AVG RETAIL OCCUPANCY	87.0	10
AVG SQFT OFC WORK	208	9	AVG RATE YR END RENT	22.39	11
			RENTABLE GROSS SQFT	.98	12

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.92	12
PAYROLL	.30	6
CONTRACT	.48	11
SUP MAT MISC	.07	12
TRASH REMOVAL	.09	12
REPR MAINT TOTAL	1.00	12
PAYROLL	.30	11
ELEVATOR	.17	12
HVAC	.23	12
ELECTRICAL	.04	12
STRUCT ROOF	.03	7
PLUMBING	.04	11
FIRE LIFE SFTY	.04	9
OTHER MAINT SUP	.18	11
UTILITIES TOTAL	1.05	12
ELECTRIC	.73	12
GAS	.15	5
FUEL OIL	.45	7
PURCH STEAM		
PURCH CH WTR	.02	1
COAL		
WATER SEWER	.08	10
RDS GNDS SEC TOT	.28	12
RDS GNDS TOTAL	.01	5
RDS GNDS PAYRL		
RDS GNDS CONTR	.00	2
RDS GNDS OTHER	.03	3
SECURITY TOTAL	.28	12
SEC PAYROLL	.27	5
SEC CONTRACTS	.22	10
SEC OTHER	.07	5

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.58	11
PAYROLL	.15	4
MGMT FEES	.53	11
LEGAL FEES	.01	6
AUDIT FEES	.07	6
GEN OFC EXP	.03	6
OTHER ADM EXP	.03	7
FIXED EXP TOTAL	3.48	12
REAL ESTATE TAX	3.14	12
BUILDING INS	.22	11
PERS PROP TAX		
OTHER TAXES	.24	1
LEASING EXPENSES	.09	9
ADV PROMOTION	.02	5
COMM FEES	.06	5
TENANT ALTS	.12	4
BUY OUTS		
TOTAL PAYROLL	.57	11
CLEANING	.30	6
REPAIR MAINT	.30	11
RDS GROUNDS		
SECURITY	.27	5
ADMINISTRATIVE	.15	4
TOTAL CONTRACTS	1.42	12
CLEANING	.48	11
REPAIR MAINT	.39	10
RDS GROUNDS	.00	2
SECURITY	.22	10
ADMINISTRATIVE	.53	8

*All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
BOSTON
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	22 BLDS 4,332,683 SQ.FT.					4,043,961 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					21	17.13	16.92	9.32	22.15
RETAIL AREA	15.45	21.00	10.10	39.67	12				
OTHER AREA	24.87	12.73	4.91	64.84	7				
TOTAL RENT	17.12	16.92	10.11	22.49	21				
MISCELLANEOUS	.98	.82	.20	1.17	16				
TOTAL INCOME	17.89	19.17	10.18	23.70	21				
EXPENSE									
CLEANING	.92	.97	.74	1.06	22	.99	1.00	.80	1.11
REPAIR-MAINT	1.29	1.32	.94	1.63	22	1.38	1.37	.96	1.76
UTILITIES	.97	.92	.50	1.38	22	1.04	1.02	.51	1.43
RDS GNDS SEC	.36	.37	.21	.50	22	.36	.37	.21	.50
ADMINISTRATIVE	.98	.98	.43	1.28	22	.98	.98	.43	1.28
TOTAL OPER EXP	4.53	4.33	3.60	5.44	22	4.85	4.60	3.99	5.66
FIXED EXPENSES	2.93	2.89	2.05	4.01	22	2.93	2.89	2.05	4.01
TOTAL OPER+FIXED	7.46	7.26	5.86	9.23	22	7.78	7.73	6.10	9.28
LEASING EXP	1.98	.51	.08	1.71	17				
TOTAL PAYROLL	.93	.83	.61	1.26	22				
TOTAL CONTRACT	1.63	1.56	.92	1.99	22				

AVG SQFT OFC TEN	7661	22	AVG OFFICE OCCUPANCY	91.7	22
AVG SQFT RET TEN	2945	14	AVG RETAIL OCCUPANCY	80.2	15
AVG SQFT OFC WORK	227	20	AVG RATE YR-END RENT	23.01	20
			RENTABLE GROSS SQFT	.98	22

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.96	21	ADMIN TOTAL	1.01	21
PAYROLL	.61	5	PAYROLL	.19	14
CONTRACT	.67	20	MGMT FEES	.57	21
SUP MAT MISC	.06	20	LEGAL FEES	.04	14
TRASH REMOVAL	.10	20	AUDIT FEES	.05	14
			GEN OFC EXP	.06	17
REPR MAINT TOTAL	1.33	21	OTHER ADM EXP	.02	18
PAYROLL	.50	20			
ELEVATOR	.12	21	FIXED EXP TOTAL	2.85	21
HVAC	.12	21	REAL ESTATE TAX	2.60	21
ELECTRICAL	.08	20	BUILDING INS	.28	18
STRUCT ROOF	.02	9	PERS PROP TAX	.00	3
PLUMBING	.04	19	OTHER TAXES	.00	1
FIRE LIFE SFTY	.02	16			
OTHER MAINT SUP	.26	20	LEASING EXPENSES	.51	17
			ADV PROMOTION	.03	8
UTILITIES TOTAL	.82	21	COMM FEES	.22	14
ELECTRIC	.61	19	TENANT ALTS	.56	8
GAS	.03	12	BUY-OUTS	1.48	3
FUEL OIL	.13	13			
PURCH STEAM	.70	2	TOTAL PAYROLL	.87	21
PURCH CH WTR			CLEANING	.61	5
COAL			REPAIR MAINT	.50	20
WATER SEWER	.06	21	RDS GROUNDS	.03	3
			SECURITY	.29	8
RDS GNDS SEC TOT	.37	21	ADMINISTRATIVE	.19	14
RDS GNDS TOTAL	.02	11			
RDS GNDS PAYRL	.03	3	TOTAL CONTRACTS	1.47	21
RDS GNDS CONTR	.05	6	CLEANING	.67	20
RDS GNDS OTHER	.01	9	REPAIR MAINT	.18	14
SECURITY TOTAL	.37	21	RDS GROUNDS	.05	6
SEC PAYROLL	.29	6	SECURITY	.21	19
SEC CONTRACTS	.21	19	ADMINISTRATIVE	.55	17
SEC OTHER	.02	11			

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
BOSTON
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 1,597,553 SQ.FT.					1,564,801 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	20.20	20.15		
RETAIL AREA	15.95	17.55			2				
OTHER AREA									
TOTAL RENT	11.08	17.70			3				
MISCELLANEOUS	.18	.18			1				
TOTAL INCOME	11.13	17.88			3				
EXPENSE									
CLEANING	.97	.75	.53	1.20	4	.99	.75	.53	1.25
REPAIR-MAINT	1.34	1.08	.75	1.66	4	1.37	1.08	.75	1.72
UTILITIES	1.64	1.18	1.15	1.83	4	1.67	1.19	1.15	1.89
RDS GNDS SEC	1.01	.44	.28	1.32	4	1.01	.44	.28	1.32
ADMINISTRATIVE	.84	1.02			3	.84	1.02		
TOTAL OPER EXP	5.49	4.15	3.47	6.51	4	5.61	4.17	3.47	6.75
FIXED EXPENSES	3.04	3.44			3	3.04	3.44		
TOTAL OPER+FIXED	7.91	7.93	5.19	9.66	4	9.22	7.95	5.19	9.90
LEASING EXP	9.32	9.15			2				
TOTAL PAYROLL	2.03	.67	.47	2.65	4				
TOTAL CONTRACT	1.05	1.16	.52	1.85	4				

AVG SQFT OFC TEN	11177	3	AVG OFFICE OCCUPANCY	87.7	4
AVG SQFT RET TEN	344	2	AVG RETAIL OCCUPANCY	90.0	2
AVG SQFT OFC WORK	199	3	AVG RATE YR-END RENT	24.75	3
			RENTABLE GROSS SQFT	.94	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.75	4	ADMIN TOTAL	1.02	3
PAYROLL	1.24	1	PAYROLL	.18	3
CONTRACT	.48	4	MGMT FEES	.51	3
SUP MAT MISC	.06	3	LEGAL FEES	.13	1
TRASH REMOVAL	.06	4	AUDIT FEES	.07	2
			GEN OFC EXP	.06	3
REPR MAINT TOTAL	1.08	4	OTHER ADM EXP	.09	2
PAYROLL	.26	4			
ELEVATOR	.19	4	FIXED EXP TOTAL	3.44	3
HVAC	.15	4	REAL ESTATE TAX	3.21	3
ELECTRICAL	.03	4	BUILDING INS	.23	3
STRUCT ROOF	.06	1	PERS PROP TAX		
PLUMBING	.03	2	OTHER TAXES		
FIRE LIFE SFTY	.03	3			
OTHER MAINT SUP	.23	4	LEASING EXPENSES	9.15	2
			ADV PROMOTION	.17	2
UTILITIES TOTAL	1.18	4	COMM FEES	2.08	2
ELECTRIC	1.11	4	TENANT ALTS	6.92	2
GAS	.09	2	BUY-OUTS		
FUEL OIL	.10	1			
PURCH STEAM	.43	1	TOTAL PAYROLL	.67	4
PURCH CH WTR			CLEANING	1.24	1
COAL			REPAIR MAINT	.26	4
WATER SEWER	.02	4	RDS GROUNDS	1.06	1
			SECURITY	.29	3
RDS GNDS SEC TOT	.44	4	ADMINISTRATIVE	.18	3
RDS GNDS TOTAL	.06	3			
RDS GNDS PAYRL	1.06	1	TOTAL CONTRACTS	1.16	4
RDS GNDS CONTR	.06	3	CLEANING	.48	4
RDS GNDS OTHER			REPAIR MAINT	.22	3
SECURITY TOTAL	.38	4	RDS GROUNDS	.06	3
SEC PAYROLL	.29	3	SECURITY	.19	4
SEC CONTRACTS	.19	4	ADMINISTRATIVE	.61	3
SEC OTHER	.01	1			

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Boston, MA

U.S. PRIVATE SECTOR
BOSTON
DOWNTOWN MORE THAN 600,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS 9,008,718 SQ.FT.					8,804,451 SQ.FT.			
	DOLLARS SQ.FT.		MID RANGE		# BLDS	DOLLAR SQ.FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					9	18.03	18.37	12.58	23.45
RETAIL AREA	15.03	28.26	10.30	91.32	4				
OTHER AREA	22.47	24.23			2				
TOTAL RENT	18.03	17.75	12.89	23.36	9				
MISCELLANEOUS	1.15	.59	.34	1.73	8				
TOTAL INCOME	19.06	18.41	14.67	23.97	9				
EXPENSE									
CLEANING	1.02	1.09	.72	1.42	10	1.04	1.09	.73	1.45
REPAIR-MAINT	1.31	1.12	.75	1.59	10	1.34	1.13	.78	1.60
UTILITIES	2.07	2.19	1.52	2.82	10	2.12	2.20	1.55	2.84
RDS GNDS SEC	.49	.30	.17	.47	10	.49	.30	.17	.47
ADMINISTRATIVE	.63	.53	.40	.92	10	.63	.53	.40	.92
TOTAL OPER EXP	5.53	5.19	4.74	5.51	10	5.63	5.34	4.79	5.60
FIXED EXPENSES	4.59	5.39	4.04	5.74	10	4.59	5.39	4.04	5.74
TOTAL OPER+FIXED	10.12	10.56	8.88	11.02	10	10.28	10.63	8.74	11.26
LEASING EXP	.25	.17	.05	.46	9				
TOTAL PAYROLL	1.36	.72	.50	1.41	9				
TOTAL CONTRACT	1.56	1.38	1.11	2.10	9				

AVG SQFT OFC TEN	32331	8	AVG OFFICE OCCUPANCY	98.3	10
AVG SQFT RET TEN	3826	6	AVG RETAIL OCCUPANCY	82.7	7
AVG SQFT OFC WORK	234	7	AVG RATE YR END RENT	32.47	8
			RENTABLE GROSS SQFT	.89	10

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.10	9	ADMIN TOTAL	.56	9
PAYROLL	.73	4	PAYROLL	.23	8
CONTRACT	.62	7	MGMT FEES	.23	7
SUP MAT MISC	.07	8	LEGAL FEES	.02	2
TRASH REMOVAL	.11	8	AUDIT FEES	.01	6
			GEN OFC EXP	.03	8
REPR MAINT TOTAL	1.24	9	OTHER ADM EXP	.03	7
PAYROLL	.35	6			
ELEVATOR	.20	8	FIXED EXP TOTAL	5.40	9
HVAC	.16	7	REAL ESTATE TAX	5.22	8
ELECTRICAL	.06	7	BUILDING INS	.20	9
STRUCT ROOF	.04	1	PERS PROP TAX	.00	1
PLUMBING	.02	7	OTHER TAXES		
FIRE LIFE SFTY	.01	3			
OTHER MAINT SUP	.42	8	LEASING EXPENSES	.15	8
			ADV PROMOTION	.07	2
UTILITIES TOTAL	2.17	9	COMM FEES	.08	6
ELECTRIC	1.44	9	TENANT ALTS	.27	5
GAS	.00	3	BUY-OUTS	.33	1
FUEL OIL	.02	2			
PURCH STEAM	.65	7	TOTAL PAYROLL	.66	8
PURCH CH WTR			CLEANING	.73	4
COAL			REPAIR MAINT	.35	5
WATER SEWER	.08	9	RDS GROUNDS	.12	1
			SECURITY	1.35	2
RDS GNDS SEC TOT	.30	9	ADMINISTRATIVE	.23	8
RDS GNDS TOTAL	.02	6			
RDS GNDS PAYRL	.12	1	TOTAL CONTRACTS	1.54	8
RDS GNDS CONTR	.01	7	CLEANING	.62	7
RDS GNDS OTHER	.02	5	REPAIR MAINT	.52	7
SECURITY TOTAL	.22	8	RDS GROUNDS	.01	7
SEC PAYROLL	1.35	2	SECURITY	.22	6
SEC CONTRACTS	.22	6	ADMINISTRATIVE	.38	7
SEC OTHER	.02	4			

*All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
BOSTON
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	81 BLDS 8,413,129 SQ.FT.					5,323,848 SQ.FT.			
	DOLLARS SQ.FT.		MID RANGE		# BLDS	DOLLAR SQ.FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					58	12.34	11.67	9.16	18.16
RETAIL AREA	13.15	14.25	7.81	15.47	11				
OTHER AREA									
TOTAL RENT	12.79	11.98	10.58	16.94	59				
MISCELLANEOUS	.24	.14	.10	.27	23				
TOTAL INCOME	12.88	11.98	10.60	17.13	59				
EXPENSE									
CLEANING	.94	.81	.53	.96	60	.95	.83	.61	.98
REPAIR-MAINT	.93	.81	.41	1.15	60	.94	.81	.41	1.36
UTILITIES	1.58	1.51	.65	2.11	58	1.59	1.53	.67	2.11
RDS GNDS SEC	.56	.28	.20	.45	60	.56	.28	.20	.45
ADMINISTRATIVE	.86	.77	.53	1.23	59	.86	.77	.53	1.23
TOTAL OPER EXP	4.78	4.42	2.98	5.46	60	4.78	4.50	3.15	5.55
FIXED EXPENSES	2.16	2.11	1.70	2.43	60	2.16	2.11	1.70	2.43
TOTAL OPER+FIXED	6.95	6.42	5.02	7.77	60	6.99	6.52	5.13	7.77
LEASING EXP	1.42	.75	.24	2.12	33				
TOTAL PAYROLL	.82	.72	.45	.91	51				
TOTAL CONTRACT	1.60	1.38	1.05	1.84	56				

AVG SQFT OFC TEN	11200	60	AVG OFFICE OCCUPANCY	90.1	61
AVG SQFT RET TEN	2268	12	AVG RETAIL OCCUPANCY	93.9	12
AVG SQFT OFC WORK	215	49	AVG RATE YR END RENT	18.03	53
			RENTABLE GROSS SQFT	.97	61

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.85	52	ADMIN TOTAL	.85	51
PAYROLL	.22	14	PAYROLL	.40	37
CONTRACT	.75	50	MGMT FEES	.49	49
SUP MAT MISC	.04	33	LEGAL FEES	.04	29
TRASH REMOVAL	.07	43	AUDIT FEES	.02	36
			GEN OFC EXP	.12	40
REPR MAINT TOTAL	.75	52	OTHER ADM EXP	.04	26
PAYROLL	.34	39			
ELEVATOR	.05	44	FIXED EXP TOTAL	2.08	52
HVAC	.11	47	REAL ESTATE TAX	1.89	52
ELECTRICAL	.04	47	BUILDING INS	.17	50
STRUCT ROOF	.02	22	PERS PROP TAX	.18	8
PLUMBING	.01	33	OTHER TAXES		
FIRE LIFE SFTY	.02	12			
OTHER MAINT SUP	.15	50	LEASING EXPENSES	.75	29
			ADV PROMOTION	.05	26
UTILITIES TOTAL	1.83	52	COMM FEES	.22	26
ELECTRIC	1.55	51	TENANT ALTS	1.27	26
GAS	.24	19	BUY-OUTS		
FUEL OIL	.19	25			
PURCH STEAM			TOTAL PAYROLL	.72	47
PURCH CH WTR			CLEANING	.22	14
COAL	.50	2	REPAIR MAINT	.34	39
WATER SEWER	.04	51	RDS GROUNDS	.18	18
			SECURITY	.04	11
RDS GNDS SEC TOT	.28	52	ADMINISTRATIVE	.40	37
RDS GNDS TOTAL	.18	52			
RDS GNDS PAYRL	.18	18	TOTAL CONTRACTS	1.40	52
RDS GNDS CONTR	.13	49	CLEANING	.75	50
RDS GNDS OTHER	.05	38	REPAIR MAINT	.29	24
SECURITY TOTAL	.18	36	RDS GROUNDS	.13	49
SEC PAYROLL	.04	11	SECURITY	.15	34
SEC CONTRACTS	.15	34	ADMINISTRATIVE	.52	35
SEC OTHER	.04	19			

*All line items are computed as stand alone figures. Columns will not add to match totals.

4

U.S. PRIVATE SECTOR
BOSTON
SUBURBAN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS 451,417 SQ FT					451,417 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					13	13.73	12.39	10.99	16.16
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13.80	12.39	10.99	16.52	13				
MISCELLANEOUS	.69	.27	.19	1.52	6				
TOTAL INCOME	14.11	14.17	10.99	16.65	13				
EXPENSE									
CLEANING	.74	.90	.44	.98	13	.74	.90	.44	.98
REPAIR MAINT	.71	.81	.25	1.20	13	.71	.81	.25	1.20
UTILITIES	1.68	1.80	1.01	2.40	13	1.68	1.80	1.01	2.40
RDS GNDS SEC	.32	.27	.23	.38	13	.32	.27	.23	.38
ADMINISTRATIVE	1.02	1.24	.61	1.51	13	1.02	1.24	.61	1.51
TOTAL OPER EXP	4.44	5.15	3.63	5.78	13	4.44	5.15	3.63	5.78
FIXED EXPENSES	2.45	2.01	1.77	2.79	13	2.45	2.01	1.77	2.79
TOTAL OPER+FIXED	6.90	7.60	5.39	8.24	13	6.90	7.60	5.39	8.24
LEASING EXP	.83	.89	.28	1.48	4				
TOTAL PAYROLL	.76	.76	.48	1.06	10				
TOTAL CONTRACT	1.51	1.51	.76	2.09	13				

AVG SQFT OFC TEN	4963	13	AVG OFFICE OCCUPANCY	88.9	13
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	212	11	AVG RATE YR END RENT	15.62	12
			RENTABLE GROSS SQFT	.99	13

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.90	13
PAYROLL	.64	2
CONTRACT	.79	12
SUP MAT MISC	.06	4
TRASH REMOVAL	.10	9
REPR MAINT TOTAL	.81	13
PAYROLL	.31	7
ELEVATOR	.07	9
HVAC	.09	11
ELECTRICAL	.04	12
STRUCT ROOF	.02	3
PLUMBING	.02	8
FIRE LIFE SFTY	.02	4
OTHER MAINT SUP	.11	13
UTILITIES TOTAL	1.80	13
ELECTRIC	1.73	12
GAS	.31	2
FUEL OIL	.19	5
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.02	13
RDS GNDS SEC TOT	.27	13
RDS GNDS TOTAL	.24	13
RDS GNDS PAYRL		
RDS GNDS CONTR	.18	13
RDS GNDS OTHER	.07	7
SECURITY TOTAL	.18	5
SEC PAYROLL		
SEC CONTRACTS	.18	5
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	1.24	13
PAYROLL	.53	6
MGMT FEES	.61	13
LEGAL FEES	.06	3
AUDIT FEES	.03	9
GEN OFC EXP	.14	8
OTHER ADM EXP	.17	4
FIXED EXP TOTAL	2.01	13
REAL ESTATE TAX	1.86	13
BUILDING INS	.15	13
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES	.89	4
ADV PROMOTION	.10	2
COMM FEES	.14	4
TENANT ALTS	1.27	3
BUY OUTS		
TOTAL PAYROLL	.76	10
CLEANING	.64	2
REPAIR MAINT	.31	7
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE	.53	6
TOTAL CONTRACTS	1.51	13
CLEANING	.79	12
REPAIR MAINT	.27	6
RDS GROUNDS	.18	13
SECURITY	.18	5
ADMINISTRATIVE	.70	9

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U.S. PRIVATE SECTOR
BOSTON
SUBURBAN 50,000 - 100,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS 822,940 SQ FT					760,323 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					10	13.36	11.91	8.53	20.03
RETAIL AREA	15.72	15.72			1				
OTHER AREA									
TOTAL RENT	13.07	11.90	8.69	17.99	10				
MISCELLANEOUS	.38	.12	.10	.16	8				
TOTAL INCOME	13.38	11.92	8.80	19.19	10				
EXPENSE									
CLEANING	.58	.53	.27	.91	10	.62	.62	.33	.91
REPAIR MAINT	.67	.74	.25	.93	10	.71	.74	.25	1.10
UTILITIES	1.27	.81	.35	1.95	10	1.35	1.07	.35	1.95
RDS GNDS SEC	.25	.28	.17	.32	10	.25	.28	.17	.32
ADMINISTRATIVE	.84	.93	.44	1.18	10	.84	.93	.44	1.18
TOTAL OPER EXP	3.62	3.50	2.03	4.85	10	3.49	3.65	2.03	5.26
FIXED EXPENSES	1.88	2.08	1.40	2.11	10	1.88	2.08	1.40	2.11
TOTAL OPER+FIXED	5.50	5.59	3.47	7.09	10	5.72	5.67	3.47	7.35
LEASING EXP	2.40	.57	.17	5.84	5				
TOTAL PAYROLL	.62	.70	.49	.75	8				
TOTAL CONTRACT	1.13	1.13	.51	1.78	10				

AVG SQFT OFC TEN	5063	11	AVG OFFICE OCCUPANCY	77.9	11
AVG SQFT RET TEN	2038	2	AVG RETAIL OCCUPANCY	91.3	2
AVG SQFT OFC WORK	226	11	AVG RATE YR END RENT	18.53	9
			RENTABLE GROSS SQFT	.99	11

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.53	10
PAYROLL	.13	1
CONTRACT	.48	9
SUP MAT MISC	.03	8
TRASH REMOVAL	.05	8
REPR MAINT TOTAL	.74	10
PAYROLL	.32	8
ELEVATOR	.05	10
HVAC	.11	9
ELECTRICAL	.03	10
STRUCT ROOF		
PLUMBING	.01	8
FIRE LIFE SFTY	.01	3
OTHER MAINT SUP	.21	9
UTILITIES TOTAL	.81	10
ELECTRIC	.81	10
GAS	.23	5
FUEL OIL	.27	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.05	10
RDS GNDS SEC TOT	.28	10
RDS GNDS TOTAL	.15	10
RDS GNDS PAYRL	.05	2
RDS GNDS CONTR	.10	9
RDS GNDS OTHER	.05	8
SECURITY TOTAL	.14	6
SEC PAYROLL		
SEC CONTRACTS	.14	6
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.93	10
PAYROLL	.40	6
MGMT FEES	.49	10
LEGAL FEES	.01	6
AUDIT FEES	.02	7
GEN OFC EXP	.12	7
OTHER ADM EXP	.03	2
FIXED EXP TOTAL	2.08	10
REAL ESTATE TAX	1.89	10
BUILDING INS	.17	9
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES	.57	5
ADV PROMOTION	.03	4
COMM FEES	.40	3
TENANT ALTS	2.35	4
BUY OUTS		
TOTAL PAYROLL	.70	8
CLEANING	.13	1
REPAIR MAINT	.32	8
RDS GROUNDS	.05	2
SECURITY		
ADMINISTRATIVE	.40	6
TOTAL CONTRACTS	1.13	10
CLEANING	.48	9
REPAIR MAINT	.21	2
RDS GROUNDS	.10	9
SECURITY	.14	6
ADMINISTRATIVE	.48	8

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Boston, MA
Buffalo, NY

U.S. PRIVATE SECTOR
BOSTON
SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS 2,512,934 SQ.FT.					2,499,576 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					14	13.07	9.62	5.95	18.83
RETAIL AREA	2.33	2.33			1				
OTHER AREA									
TOTAL RENT	14.18	11.98	7.52	18.48	15				
MISCELLANEOUS	.15	.12	.04	.25	6				
TOTAL INCOME	14.26	11.98	7.52	18.60	15				
EXPENSE									
CLEANING	.88	.81	.67	1.08	16	.89	.83	.67	1.08
REPAIR-MAINT	.83	.75	.50	1.31	16	.84	.75	.51	1.37
UTILITIES	1.44	1.61	.52	2.27	14	1.45	1.71	.52	2.27
RDS. GNDS. SEC	.41	.25	.18	.82	16	.41	.25	.18	.82
ADMINISTRATIVE	.73	.64	.44	.80	15	.73	.64	.44	.80
TOTAL OPER EXP	4.11	3.99	3.06	5.37	16	4.14	4.04	3.06	5.44
FIXED EXPENSES	2.05	2.30	1.54	2.44	16	2.05	2.30	1.54	2.44
TOTAL OPER+FIXED	6.16	6.17	5.19	7.40	16	6.19	6.17	5.19	7.54
LEASING EXP	1.08	1.23	.21	2.12	7				
TOTAL PAYROLL	.74	.71	.44	.82	12				
TOTAL CONTRACT	1.52	1.34	1.14	1.83	12				

AVG SQFT/OFC TEN	13596	15	AVG OFFICE OCCUPANCY	86.6	16
AVG SQFT/RET TEN	4720	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT/OFC WORK	219	11	AVG RATE YR-END RENT	19.06	12
			RENTABLE GROSS SQFT	99	16

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.96	11
PAYROLL	.13	3
CONTRACT	.79	11
SUP/MAT/MISC	.04	6
TRASH REMOVAL	.07	9
REPR. MAINT TOTAL	.70	11
PAYROLL	.55	7
ELEVATOR	.05	9
HVAC	.10	10
ELECTRICAL	.03	6
STRUCT ROOF	.02	4
PLUMBING	.01	7
FIRE LIFE SFTY	.03	5
OTHER MAINT/SUP	.13	10
UTILITIES TOTAL	1.85	11
ELECTRIC	1.77	11
GAS	.12	2
FUEL OIL	.00	2
PURCH STEAM		
PURCH CH WTR		
COAL	.31	1
WATER SEWER	.05	10
RDS. GNDS. SEC TOT	.26	11
RDS. GNDS TOTAL	.14	11
RDS. GNDS PAYRL	.17	1
RDS. GNDS CONTR	.10	9
RDS. GNDS OTHER	.07	8
SECURITY TOTAL	.47	9
SEC PAYROLL	.04	3
SEC CONTRACTS	.28	8
SEC OTHER	.04	3

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.67	10
PAYROLL	.40	9
MGMT FEES	.31	9
LEGAL FEES	.29	2
AUDIT FEES	.02	3
GEN OFC EXP	.05	9
OTHER ADM EXP	.04	4
FIXED EXP TOTAL	2.29	11
REAL ESTATE TAX	2.12	11
BUILDING INS	.18	10
PERS PROP TAX	.35	1
OTHER TAXES		
LEASING EXPENSES	2.12	3
ADV PROMOTION	.05	3
COMM. FEES	.57	2
TENANT ALTS	1.79	2
BUY-OUTS		
TOTAL PAYROLL	.72	11
CLEANING	.13	3
REPAIR MAINT	.55	7
RDS. GROUNDS	.17	1
SECURITY	.04	3
ADMINISTRATIVE	.40	9
TOTAL CONTRACTS	1.40	11
CLEANING	.79	11
REPAIR MAINT	.17	5
RDS GROUNDS	.10	9
SECURITY	.28	8
ADMINISTRATIVE	.32	8

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U.S. PRIVATE SECTOR
BUFFALO
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS 2,280,826 SQ.FT.					2,212,919 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					9	11.71	10.87	8.90	15.21
RETAIL AREA	5.76	18.55	9.85	69.60	5				
OTHER AREA	8.05	12.52			2				
TOTAL RENT	11.60	11.98	8.69	15.22	10				
MISCELLANEOUS	3.16	.01	.00	3.76	8				
TOTAL INCOME	14.09	13.03	9.69	15.60	10				
EXPENSE									
CLEANING	.87	.79	.72	1.05	10	.89	.94	.72	1.05
REPAIR-MAINT	1.36	1.33	.61	2.46	10	1.40	1.34	.62	2.46
UTILITIES	2.04	1.82	1.35	2.21	10	2.10	1.82	1.35	2.88
RDS. GNDS. SEC.	.40	.35	.09	.61	10	.40	.35	.09	.61
ADMINISTRATIVE	.38	.31	.16	.47	9	.38	.31	.16	.47
TOTAL OPER EXP	5.03	4.48	3.69	5.72	10	5.19	5.47	3.70	6.00
FIXED EXPENSES	2.05	1.51	.72	2.60	10	2.05	1.51	.72	2.60
TOTAL OPER+FIXED	7.09	6.97	4.70	7.40	10	7.24	6.97	4.70	8.48
LEASING EXP	.38	.22			3				
TOTAL PAYROLL	1.09	1.04	.71	2.01	9				
TOTAL CONTRACT	1.39	1.43	.68	1.80	10				

AVG SQFT/OFC TEN	8826	9	AVG OFFICE OCCUPANCY	95.6	9
AVG SQFT/RET TEN	3475	5	AVG RETAIL OCCUPANCY	99.5	5
AVG SQFT/OFC WORK	236	9	AVG RATE YR-END RENT	14.59	9
			RENTABLE GROSS SQFT	93	10

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.79	10
PAYROLL	.45	4
CONTRACT	.61	9
SUP MAT MISC	.08	8
TRASH REMOVAL	.02	8
REPR MAINT TOTAL	1.33	10
PAYROLL	.79	9
ELEVATOR	.13	10
HVAC	.10	10
ELECTRICAL	.05	7
STRUCT ROOF	.02	5
PLUMBING	.03	5
FIRE LIFE SFTY	.03	8
OTHER MAINT SUP	.17	8
UTILITIES TOTAL	1.82	10
ELECTRIC	1.39	10
GAS	.23	8
FUEL OIL	.14	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.05	8
RDS GNDS SEC TOT	.35	10
RDS GNDS TOTAL	.08	7
RDS GNDS PAYRL	.36	1
RDS GNDS CONTR	.06	4
RDS GNDS OTHER	.00	4
SECURITY TOTAL	.29	9
SEC PAYROLL	.08	5
SEC CONTRACTS	.27	7
SEC OTHER	.04	2

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.31	9
PAYROLL	.10	6
MGMT FEES	.42	5
LEGAL FEES	.01	2
AUDIT FEES	.01	2
GEN OFC EXP	.03	5
OTHER ADM EXP	.03	3
FIXED EXP TOTAL	1.51	10
REAL ESTATE TAX	1.57	9
BUILDING INS	.23	10
PERS PROP TAX		
OTHER TAXES	.00	1
LEASING EXPENSES	.22	3
ADV PROMOTION	.04	2
COMM. FEES	.13	2
TENANT ALTS	.20	2
BUY-OUTS		
TOTAL PAYROLL	1.04	9
CLEANING	.45	4
REPAIR MAINT	.79	9
RDS GROUNDS	.36	1
SECURITY	.08	5
ADMINISTRATIVE	.10	6
TOTAL CONTRACTS	1.43	10
CLEANING	.61	9
REPAIR MAINT	.37	7
RDS GROUNDS	.06	4
SECURITY	.27	7
ADMINISTRATIVE	.09	4

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Buffalo, NY

U.S. PRIVATE SECTOR
BUFFALO
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 849,773 SQ.FT.					788,710 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	10.53	9.75	8.90	12.99
RETAIL AREA	4.57	4.57			1				
OTHER AREA	4.85	4.85			1				
TOTAL RENT	10.10	9.24	8.19	12.99	5				
MISCELLANEOUS	.78	.59			2				
TOTAL INCOME	10.52	10.42	8.20	12.99	5				
EXPENSE									
CLEANING	.97	1.02	.76	1.09	5	1.05	1.02	.98	1.09
REPAIR-MAINT	1.91	2.18	1.35	2.75	5	2.05	2.18	1.65	3.01
UTILITIES	1.55	1.38	1.23	2.13	5	1.67	1.38	1.23	2.73
RDS GNDS SEC	.29	.19	.09	.76	5	.29	.19	.09	.76
ADMINISTRATIVE	.40	.26	.16	.54	5	.40	.26	.16	.54
TOTAL OPER EXP	5.12	5.47	4.44	6.19	5	5.51	5.62	4.97	7.11
FIXED EXPENSES	1.40	1.51	.51	2.40	5	1.40	1.51	.51	2.40
TOTAL OPER+FIXED	6.52	6.98	6.13	7.40	5	6.91	7.62	6.13	8.61
LEASING EXP	.22	.22			1				
TOTAL PAYROLL	1.83	1.95	.93	2.20	5				
TOTAL CONTRACT	1.12	1.47	.73	2.00	5				

AVG SQFT/OFC TEN	3718	5	AVG OFFICE OCCUPANCY	93.3	5
AVG SQFT/RET TEN	6684	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT/OFC WORK	232	5	AVG RATE YR-END RENT	11.81	4
			RENTABLE/GROSS SQFT	94	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.02	5	ADMIN TOTAL	.26	5
PAYROLL	.87	3	PAYROLL	.15	4
CONTRACT	.70	4	MGMT FEES	.39	2
SUP MAT MISC	.08	3	LEGAL FEES	.01	1
TRASH REMOVAL	.01	3	AUDIT FEES	.02	1
REPR/MAINT TOTAL	2.18	5	GEN OFC EXP	.05	3
PAYROLL	.98	5	OTHER ADM EXP	.04	2
ELEVATOR	.13	5	FIXED EXP TOTAL	1.51	5
HVAC	.12	5	REAL ESTATE TAX	1.57	4
ELECTRICAL	.05	4	BUILDING INS	.23	5
STRUCT/ROOF	.04	3	PERS PROP TAX		
PLUMBING	.04	3	OTHER TAXES	.00	1
FIRE/LIFE SFTY	.03	5	LEASING EXPENSES	.22	1
OTHER MAINT/SUP	.33	5	ADV PROMOTION	.07	1
UTILITIES TOTAL	1.38	5	COMM/FEES	.15	1
ELECTRIC	1.01	5	TENANT ALTS		
GAS	.19	5	BUY-OUTS		
FUEL OIL	.14	2	TOTAL PAYROLL	1.95	5
PURCH STEAM			CLEANING	.87	3
PURCH CH WTR			REPAIR MAINT	.98	5
COAL			RDS GROUNDS		
WATER/SEWER	.07	5	SECURITY	.08	2
RDS GNDS SEC TOT	.19	5	ADMINISTRATIVE	.15	4
RDS GNDS TOTAL	.04	2	TOTAL CONTRACTS	1.47	5
RDS GNDS PAYRL			CLEANING	.70	4
RDS GNDS CONTR	.08	1	REPAIR MAINT	.61	4
RDS GNDS OTHER	.00	1	RDS GROUNDS	.08	1
SECURITY TOTAL	.19	5	SECURITY	.10	5
SEC PAYROLL	.08	2	ADMINISTRATIVE	.09	2
SEC CONTRACTS	.10	5			
SEC OTHER	.08	1			

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U.S. PRIVATE SECTOR
BUFFALO
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS 233,178 SQ.FT.					233,178 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	10.19	10.31		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10.19	10.31			4				
MISCELLANEOUS	.01	.01			1				
TOTAL INCOME	10.20	10.31			4				
EXPENSE									
CLEANING	.84	1.13	.82	1.68	8	.84	1.13	.82	1.68
REPAIR MAINT	.92	1.24	.88	1.38	8	.92	1.24	.88	1.38
UTILITIES	1.84	2.98	1.85	4.26	8	1.84	2.98	1.85	4.26
RDS GNDS SEC	.51	1.21	.36	2.65	8	.51	1.21	.36	2.65
ADMINISTRATIVE	.78	.64			4	.78	.64		
TOTAL OPER EXP	4.79	6.92	4.69	9.48	8	4.79	6.92	4.69	9.48
FIXED EXPENSES	1.76	3.15	1.78	6.71	8	1.76	3.15	1.78	6.71
TOTAL OPER+FIXED	6.56	10.31	6.48	15.95	8	6.56	10.31	6.48	15.95
LEASING EXP									
TOTAL PAYROLL	.79	.81			4				
TOTAL CONTRACT	1.98	2.97	1.86	3.67	8				

AVG SQFT OFC TEN	9532	7	AVG OFFICE OCCUPANCY	95.7	8
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	323	4	AVG RATE YR-END RENT	12.77	6
			RENTABLE GROSS SQFT	86	8

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.13	8	ADMIN TOTAL	.64	4
PAYROLL	.26	1	PAYROLL	.26	4
CONTRACT	.92	8	MGMT FEES	.42	3
SUP MAT MISC	.15	8	LEGAL FEES	.11	3
TRASH REMOVAL	.05	8	AUDIT FEES	.14	2
REPR MAINT TOTAL	1.24	8	GEN OFC EXP	.07	1
PAYROLL	.42	4	OTHER ADM EXP	.02	1
ELEVATOR	.24	5	FIXED EXP TOTAL	3.15	8
HVAC	.25	6	REAL ESTATE TAX	2.68	8
ELECTRICAL	.15	7	BUILDING INS	.48	8
STRUCT ROOF	.05	3	PERS PROP TAX		
PLUMBING	.01	3	OTHER TAXES		
FIRE LIFE SFTY	.03	8	LEASING EXPENSES		
OTHER MAINT SUP	.33	7	ADV PROMOTION		
UTILITIES TOTAL	2.98	8	COMM FEES		
ELECTRIC	2.88	8	TENANT ALTS		
GAS	.18	6	BUY-OUTS		
FUEL OIL			TOTAL PAYROLL	.81	4
PURCH STEAM			CLEANING	.26	1
PURCH CH WTR			REPAIR MAINT	.42	4
COAL			RDS GROUNDS		
WATER SEWER	.04	6	SECURITY		
RDS GNDS SEC TOT	1.21	8	ADMINISTRATIVE	.26	4
RDS GNDS TOTAL	1.03	8	TOTAL CONTRACTS	2.97	8
RDS GNDS PAYRL			CLEANING	.92	8
RDS GNDS CONTR	.83	8	REPAIR MAINT	.54	8
RDS GNDS OTHER	.73	4	RDS GROUNDS	.83	8
SECURITY TOTAL	.21	7	SECURITY	.18	7
SEC PAYROLL			ADMINISTRATIVE	.38	4
SEC CONTRACTS	.18	7			
SEC OTHER	.03	3			

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Buffalo, NY
Cedar Rapids, IA

U.S. PRIVATE SECTOR
BUFFALO
SUBURBAN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	22,900 SQ.FT.				22,900 SQ.FT.			
	DOLLARS/SQ.FT.		MID RANGE		# BLDS	DOLLAR/SQ.FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.32	1.33	1.09	1.68	4	1.32	1.33	1.09	1.68
REPAIR/MAINT	1.29	1.30	1.15	1.38	4	1.29	1.30	1.15	1.38
UTILITIES	3.52	3.45	2.98	4.26	4	3.52	3.45	2.98	4.26
RDS/GNDS/SEC	1.73	1.41	1.21	2.65	4	1.73	1.41	1.21	2.65
ADMINISTRATIVE									
TOTAL OPER EXP	7.86	7.15	6.92	9.48	4	7.86	7.15	6.92	9.48
FIXED EXPENSES	4.99	4.24	3.15	6.71	4	4.99	4.24	3.15	6.71
TOTAL OPER+FIXED	12.85	12.76	10.31	15.95	4	12.85	12.76	10.31	15.95
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	3.22	3.03	2.97	3.67	4				

AVG SQFT/OFC TEN	6300	3	AVG OFFICE OCCUPANCY	100.0	4
AVG SQFT/RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT/OFC WORK	0	0	AVG RATE YR-END RENT	13.04	2
			RENTABLE GROSS SQFT	1.00	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.33	4	ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT	1.04	4	MGMT FEES		
SUP/MAT MISC	.27	4	LEGAL FEES		
TRASH REMOVAL	.05	4	AUDIT FEES		
REPR/MAINT TOTAL	1.30	4	GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR	.33	1	FIXED EXP TOTAL	4.24	4
HVAC	.27	4	REAL ESTATE TAX	3.58	4
ELECTRICAL	.18	3	BUILDING INS	.48	4
STRUCT/ROOF	.05	3	PERS PROP TAX		
PLUMBING	.01	3	OTHER TAXES		
FIRE/LIFE SFTY	.03	4	LEASING EXPENSES		
OTHER MAINT/SUP	.74	3	ADV/PROMOTION		
UTILITIES TOTAL	3.45	4	COMM FEES		
ELECTRIC	3.41	4	TENANT ALTS		
GAS	.20	2	BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR/MAINT		
COAL			RDS/GROUNDS		
WATER/SEWER	.04	4	SECURITY		
RDS/GNDS/SEC TOT	1.41	4	ADMINISTRATIVE		
RDS/GNDS TOTAL	1.37	4	TOTAL CONTRACTS	3.03	4
RDS/GNDS PAYRL			CLEANING	1.04	4
RDS/GNDS CONTR	1.03	4	REPAIR/MAINT	.54	4
RDS/GNDS OTHER	1.35	1	RDS/GROUNDS	1.03	4
SECURITY TOTAL	.18	4	SECURITY	.18	4
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS	.18	4			
SEC OTHER					

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U.S. PRIVATE SECTOR
CEDAR RAPIDS
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	113,000 SQ.FT.				113,000 SQ.FT.			
	DOLLARS/SQ.FT.		MID RANGE		# BLDS	DOLLAR/SQ.FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	5.83	5.58	5.13	6.65
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5.83	5.58	5.13	6.65	4				
MISCELLANEOUS									
TOTAL INCOME	5.83	5.58	5.13	6.65	4				
EXPENSE									
CLEANING	.49	.45	.19	.66	4	.49	.45	.19	.66
REPAIR/MAINT	.81	.81	.68	.86	4	.81	.81	.68	.86
UTILITIES	1.14	1.15	.78	1.44	4	1.14	1.15	.78	1.44
RDS/GNDS/SEC	.07	.04			3	.07	.04		
ADMINISTRATIVE	.34	.33	.28	.39	4	.34	.33	.28	.39
TOTAL OPER EXP	2.84	2.70	2.05	3.37	4	2.84	2.70	2.05	3.37
FIXED EXPENSES	.89	1.02	.70	1.31	4	.89	1.02	.70	1.31
TOTAL OPER+FIXED	3.72	3.76	3.04	4.40	4	3.72	3.76	3.04	4.40
LEASING EXP	.61	.49			2				
TOTAL PAYROLL									
TOTAL CONTRACT	3.40	3.40			1				

AVG SQFT/OFC TEN	2089	3	AVG OFFICE OCCUPANCY	80.5	4
AVG SQFT/RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT/OFC WORK	0	0	AVG RATE YR-END RENT	7.88	4
			RENTABLE GROSS SQFT	1.00	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP/MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR/MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT/ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE/LIFE SFTY			LEASING EXPENSES		
OTHER MAINT/SUP			ADV/PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR/MAINT		
COAL			RDS/GROUNDS		
WATER/SEWER			SECURITY		
RDS/GNDS/SEC TOT			ADMINISTRATIVE		
RDS/GNDS TOTAL			TOTAL CONTRACTS		
RDS/GNDS PAYRL			CLEANING		
RDS/GNDS CONTR			REPAIR/MAINT		
RDS/GNDS OTHER			RDS/GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

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Cedar Rapids, IA
Charleston, W.VA

U.S. PRIVATE SECTOR
CEDAR RAPIDS
DOWNTOWN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 60,000 SQ FT					60,000 SQ FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	5 81	5 31		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5.81	5.31			3				
MISCELLANEOUS									
TOTAL INCOME	5 81	5.31			3				
EXPENSE									
CLEANING	36	26			3	36	26		
REPAIR-MAINT	75	78			3	75	78		
UTILITIES	98	98			3	98	98		
RDS GNDS SEC	13	15			2	13	15		
ADMINISTRATIVE	30	27			3	30	27		
TOTAL OPER EXP	2 48	2 15			3	2 48	2 15		
FIXED EXPENSES	99	1 27			3	99	1 27		
TOTAL OPER+FIXED	3 47	3 50			3	3 47	3 50		
LEASING EXP	.61	49			2				
TOTAL PAYROLL									
TOTAL CONTRACT	3 40	3 40			1				

AVG SQFT OFC TEN	1349	2	AVG OFFICE OCCUPANCY	76 6	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	0	0	AVG RATE YR-END RENT	8 00	3
			RENTABLE GROSS SQFT	1 00	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
			OTHER ADM EXP		
REPR MAINT TOTAL			FIXED EXP TOTAL		
PAYROLL			REAL ESTATE TAX		
ELEVATOR			BUILDING INS		
HVAC			PERS PROP TAX		
ELECTRICAL			OTHER TAXES		
STRUCT ROOF					
PLUMBING			LEASING EXPENSES		
FIRE LIFE SFTY			ADV PROMOTION		
OTHER MAINT SUP			COMM FEES		
			TENANT ALTS		
UTILITIES TOTAL			BUY-OUTS		
ELECTRIC					
GAS			TOTAL PAYROLL		
FUEL OIL			CLEANING		
PURCH STEAM			REPAIR MAINT		
PURCH CH WTR			RDS GROUNDS		
COAL			SECURITY		
WATER SEWER			ADMINISTRATIVE		
RDS GNDS SEC TOT			TOTAL CONTRACTS		
RDS GNDS TOTAL			CLEANING		
RDS GNDS PAYRL			REPAIR MAINT		
RDS GNDS CONTR			RDS GROUNDS		
RDS GNDS OTHER			SECURITY		
SECURITY TOTAL			ADMINISTRATIVE		
SEC PAYROLL					
SEC CONTRACTS					
SEC OTHER					

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U.S. PRIVATE SECTOR
CHARLESTON
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 628,764 SQ FT.					628,764 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	9 75	8 34		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9 77	8 43			3				
MISCELLANEOUS	09	11			2				
TOTAL INCOME	9 81	8 59			3				
EXPENSE									
CLEANING	75	75			3	75	75		
REPAIR-MAINT	1 00	1 13			3	1 00	1 13		
UTILITIES	1 99	1 96			3	1 99	1 96		
RDS GNDS SEC	31	16			3	31	16		
ADMINISTRATIVE	92	86			3	92	86		
TOTAL OPER EXP	4 97	4 65			3	4 97	4 85		
FIXED EXPENSES	1 18	1 14			3	1 18	1 14		
TOTAL OPER+FIXED	6 15	5 99			3	6 15	5 99		
LEASING EXP	22	22			2				
TOTAL PAYROLL	1 07	98			3				
TOTAL CONTRACT	1 29	1 56			3				

AVG SQFT OFC TEN	6240	3	AVG OFFICE OCCUPANCY	96 3	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	263	3	AVG RATE YR-END RENT	15 57	3
			RENTABLE GROSS SQFT	93	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	75	3	ADMIN TOTAL	88	3
PAYROLL	54	1	PAYROLL	62	3
CONTRACT	56	3	MGMT FEES	38	1
SUP MAT MISC	10	3	LEGAL FEES	03	1
TRASH REMOVAL	02	3	AUDIT FEES	02	1
			GEN OFC EXP	03	3
			OTHER ADM EXP	09	2
REPR MAINT TOTAL	1 13	3	FIXED EXP TOTAL	1 14	3
PAYROLL	27	2	REAL ESTATE TAX	92	3
ELEVATOR	26	3	BUILDING INS	21	3
HVAC	09	3	PERS PROP TAX	02	1
ELECTRICAL	05	2	OTHER TAXES	34	1
STRUCT ROOF	34	1			
PLUMBING	03	1	LEASING EXPENSES	22	2
FIRE LIFE SFTY	05	1	ADV PROMOTION	01	1
OTHER MAINT SUP	21	3	COMM FEES		
			TENANT ALTS	22	2
UTILITIES TOTAL	1 96	3	BUY-OUTS		
ELECTRIC	1 89	3			
GAS	27	2	TOTAL PAYROLL	98	3
FUEL OIL			CLEANING	54	1
PURCH STEAM			REPAIR MAINT	27	2
PURCH CH WTR			RDS GROUNDS		
COAL			SECURITY		
WATER SEWER	08	2	ADMINISTRATIVE	62	3
RDS GNDS SEC TOT	16	3	TOTAL CONTRACTS	1 56	3
RDS GNDS TOTAL	02	2	CLEANING	56	3
RDS GNDS PAYRL			REPAIR MAINT	44	3
RDS GNDS CONTR	03	1	RDS GROUNDS	03	1
RDS GNDS OTHER	01	1	SECURITY	34	2
SECURITY TOTAL	16	3	ADMINISTRATIVE	21	2
SEC PAYROLL					
SEC CONTRACTS	34	2			
SEC OTHER	01	2			

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Charleston, W.VA
Charlotte, NC

U.S. PRIVATE SECTOR
CHARLESTON
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 628,764 SQ FT					628,764 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	9.75	8.34		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9.77	8.43			3				
MISCELLANEOUS	.09	.11			2				
TOTAL INCOME	9.81	8.59			3				
EXPENSE									
CLEANING	.75	.75			3	.75	.75		
REPAIR MAINT	1.00	1.13			3	1.00	1.13		
UTILITIES	1.99	1.96			3	1.99	1.96		
RDS GNDS SEC	.31	.16			3	.31	.16		
ADMINISTRATIVE	.92	.86			3	.92	.86		
TOTAL OPER EXP	4.97	4.85			3	4.97	4.85		
FIXED EXPENSES	1.18	1.14			3	1.18	1.14		
TOTAL OPER+FIXED	6.15	5.99			3	6.15	5.99		
LEASING EXP	.22	.22			2				
TOTAL PAYROLL	1.07	.98			3				
TOTAL CONTRACT	1.29	1.56			3				

AVG SQFT OFC TEN	6240	3	AVG OFFICE OCCUPANCY	96.3	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	263	3	AVG RATE YR END RENT	15.57	3
			RENTABLE GROSS SQFT	93	3

COMPONENT COSTS: TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.75	3	ADMIN TOTAL	.86	3
PAYROLL	.54	1	PAYROLL	.62	3
CONTRACT	.56	3	MGMT FEES	.38	1
SUP MAT MISC	.10	3	LEGAL FEES	.03	1
TRASH REMOVAL	.02	3	AUDIT FEES	.02	1
			GEN OFC EXP	.03	3
			OTHER ADM EXP	.09	2
REPR MAINT TOTAL	1.13	3			
PAYROLL	.27	2	FIXED EXP TOTAL	1.14	3
ELEVATOR	.28	3	REAL ESTATE TAX	.92	3
HVAC	.09	3	BUILDING INS	.21	3
ELECTRICAL	.05	2	PERS PROP TAX	.02	1
STRUCT ROOF	.34	1	OTHER TAXES	.34	1
PLUMBING	.03	1			
FIRE LIFE SFTY	.05	1	LEASING EXPENSES	.22	2
OTHER MAINT SUP	.21	3	ADV PROMOTION	.01	1
			COMM FEES		
UTILITIES TOTAL	1.96	3	TENANT ALTS	.22	2
ELECTRIC	1.89	3	BUY OUTS		
GAS	.27	2			
FUEL OIL			TOTAL PAYROLL	.98	3
PURCH STEAM			CLEANING	.54	1
PURCH CH WTR			REPAIR MAINT	.27	2
COAL			RDS GROUNDS		
WATER SEWER	.08	2	SECURITY		
			ADMINISTRATIVE	.62	3
RDS GNDS SEC TOT	.16	3			
RDS GNDS TOTAL	.02	2	TOTAL CONTRACTS	1.56	3
RDS GNDS PAYRL			CLEANING	.56	3
RDS GNDS CONTR	.03	1	REPAIR MAINT	.44	3
RDS GNDS OTHER	.01	1	RDS GROUNDS	.03	1
SECURITY TOTAL	.16	3	SECURITY	.34	2
SEC PAYROLL			ADMINISTRATIVE	.21	2
SEC CONTRACTS	.34	2			
SEC OTHER	.01	2			

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U.S. PRIVATE SECTOR
CHARLOTTE
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS 2,807,024 SQ FT					2,693,591 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					10	12.10	10.75	7.82	14.59
RETAIL AREA	11.58	10.68			4				
OTHER AREA	2.94	2.94			2				
TOTAL RENT	11.85	10.41	7.82	14.36	10				
MISCELLANEOUS	.35	.27	.02	.78	7				
TOTAL INCOME	12.18	10.45	7.82	14.90	10				
EXPENSE									
CLEANING	.68	.70	.60	.75	10	.71	.70	.62	.79
REPAIR MAINT	.76	.67	.55	.95	10	.79	.67	.56	.99
UTILITIES	1.46	1.61	1.39	1.77	10	1.52	1.68	1.39	1.83
RDS GNDS SEC	.32	.26	.11	.36	10	.32	.26	.11	.36
ADMINISTRATIVE	.64	.59	.33	.99	10	.64	.59	.33	.99
TOTAL OPER EXP	3.87	3.74	3.69	4.08	10	4.02	3.79	3.71	4.17
FIXED EXPENSES	.96	.82	.70	.96	10	.96	.82	.70	.96
TOTAL OPER+FIXED	4.83	4.62	4.45	4.98	10	4.98	4.73	4.45	5.06
LEASING EXP	.54	.34	.10	1.04	7				
TOTAL PAYROLL	.84	.55	.35	.99	10				
TOTAL CONTRACT	.94	1.40	.85	1.60	10				

AVG SQFT OFC TEN	11590	10	AVG OFFICE OCCUPANCY	96.8	10
AVG SQFT RET TEN	2318	5	AVG RETAIL OCCUPANCY	90.0	5
AVG SQFT OFC WORK	218	9	AVG RATE YR END RENT	13.78	10
			RENTABLE GROSS SQFT	93	10

COMPONENT COSTS: TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.70	10	ADMIN TOTAL	.59	10
PAYROLL	.59	3	PAYROLL	.21	6
CONTRACT	.65	8	MGMT FEES	.32	10
SUP MAT MISC	.10	8	LEGAL FEES	.01	5
TRASH REMOVAL	.03	6	AUDIT FEES	.02	6
			GEN OFC EXP	.06	7
			OTHER ADM EXP	.03	7
REPR MAINT TOTAL	.67	10			
PAYROLL	.26	10	FIXED EXP TOTAL	.82	10
ELEVATOR	.16	8	REAL ESTATE TAX	.75	10
HVAC	.13	10	BUILDING INS	.10	10
ELECTRICAL	.04	7	PERS PROP TAX		
STRUCT ROOF	.01	1	OTHER TAXES		
PLUMBING	.01	6			
FIRE LIFE SFTY	.12	1	LEASING EXPENSES	.34	7
OTHER MAINT SUP	.12	9	ADV PROMOTION	.02	5
			COMM FEES	.26	5
UTILITIES TOTAL	1.61	10	TENANT ALTS	.11	6
ELECTRIC	1.53	10	BUY OUTS	.01	1
GAS					
FUEL OIL	.18	1	TOTAL PAYROLL	.55	10
PURCH STEAM			CLEANING	.59	3
PURCH CH WTR			REPAIR MAINT	.26	10
COAL			RDS GROUNDS	.16	1
WATER SEWER	.06	9	SECURITY	.33	4
			ADMINISTRATIVE	.21	6
RDS GNDS SEC TOT	.26	10			
RDS GNDS TOTAL	.05	5	TOTAL CONTRACTS	1.40	10
RDS GNDS PAYRL	.16	1	CLEANING	.65	8
RDS GNDS CONTR	.03	3	REPAIR MAINT	.27	9
RDS GNDS OTHER	.01	4	RDS GROUNDS	.03	3
SECURITY TOTAL	.23	9	SECURITY	.05	8
SEC PAYROLL	.33	4	ADMINISTRATIVE	.43	9
SEC CONTRACTS	.05	6			
SEC OTHER	.02	2			

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Charlotte, NC

U.S. PRIVATE SECTOR
CHARLOTTE
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	26 BLDS 1,382,042 SQ.FT.					1,382,042 SQ.FT.			
	DOLLARS/SQ.FT.		MID RANGE		# BLDS	DOLLAR/SQ.FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					26	10.05	10.70	8.58	11.82
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10.17	11.04	8.58	12.04	26				
MISCELLANEOUS	47	16	02	85	15				
TOTAL INCOME	10.48	11.04	9.32	12.13	26				
EXPENSE									
CLEANING	59	60	50	67	26	59	60	50	67
REPAIR/MAINT	62	51	36	67	26	62	51	36	67
UTILITIES	1.53	1.57	1.37	1.84	26	1.53	1.57	1.37	1.84
RDS/GNDS/SEC	26	26	17	29	26	26	26	17	29
ADMINISTRATIVE	83	85	63	1.17	26	83	85	63	1.17
TOTAL OPER EXP	3.83	3.89	3.63	4.16	26	3.83	3.89	3.63	4.16
FIXED EXPENSES	79	74	69	82	26	79	74	69	82
TOTAL OPER+FIXED	4.62	4.60	4.42	4.97	26	4.62	4.60	4.47	4.97
LEASING EXP	59	18	07	53	25				
TOTAL PAYROLL	54	50	45	52	16				
TOTAL CONTRACT	1.71	1.82	1.59	1.95	25				

AVG SQFT OFC TEN	3685	25	AVG OFFICE OCCUPANCY	92.7	25
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	268	18	AVG RATE YR-END RENT	14.23	23
			RENTABLE/GROSS SQFT	94	26

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS/SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	81	25	ADMIN TOTAL	95	25
PAYROLL	12	1	PAYROLL	36	16
CONTRACT	57	19	MGMT FEES	59	25
SUP/MAT/MISC	06	9	LEGAL FEES	02	13
TRASH REMOVAL	04	17	AUDIT FEES	04	11
			GEN OFC EXP	09	16
REPR MAINT TOTAL	49	25	OTHER ADM EXP	01	15
PAYROLL	14	11			
ELEVATOR	07	15	FIXED EXP TOTAL	74	25
HVAC	14	25	REAL ESTATE TAX	66	25
ELECTRICAL	03	17	BUILDING INS	04	25
STRUCT/ROOF	01	10	PERS PROP TAX	00	2
PLUMBING	01	17	OTHER TAXES	00	5
FIRE/LIFE SFTY	01	6			
OTHER MAINT/SUP	10	25	LEASING EXPENSES	17	24
			ADV/PROMOTION	04	17
UTILITIES TOTAL	1.60	25	COMM FEES	17	22
ELECTRIC	1.45	25	TENANT ALTS	03	19
GAS	09	7	BUY-OUTS	84	1
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	50	16
PURCH CH WTR			CLEANING	12	1
COAL			REPAIR/MAINT	14	11
WATER/SEWER	08	25	RDS/GROUNDS	16	6
			SECURITY	05	1
RDS/GNDS/SEC TOT	26	25	ADMINISTRATIVE	38	16
RDS/GNDS TOTAL	22	25			
RDS/GNDS PAYRL	16	6	TOTAL CONTRACTS	1.82	25
RDS/GNDS CONTR	16	25	CLEANING	57	19
RDS/GNDS OTHER	01	18	REPAIR/MAINT	27	18
SECURITY TOTAL	08	25	RDS/GROUNDS	16	20
SEC PAYROLL	05	1	SECURITY	08	25
SEC CONTRACTS	08	25	ADMINISTRATIVE	65	23
SEC OTHER					

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U.S. PRIVATE SECTOR
CHARLOTTE
SUBURBAN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 144,256 SQ.FT.					144,256 SQ.FT.			
	DOLLARS/SQ.FT.		MID RANGE		# BLDS	DOLLAR/SQ.FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	11.38	11.33	10.37	14.06
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12.18	11.99	11.33	14.42	4				
MISCELLANEOUS	8.23	8.23			1				
TOTAL INCOME	13.03	11.99	11.33	18.54	4				
EXPENSE									
CLEANING	61	67	34	69	4	61	67	34	69
REPAIR/MAINT	42	39	34	62	4	42	39	34	62
UTILITIES	1.61	1.68	1.11	1.77	4	1.61	1.68	1.11	1.77
RDS/GNDS/SEC	44	40	27	86	4	44	40	27	86
ADMINISTRATIVE	1.17	1.17	1.14	1.24	4	1.17	1.17	1.14	1.24
TOTAL OPER EXP	4.25	4.16	3.96	4.42	4	4.25	4.16	3.96	4.42
FIXED EXPENSES	72	72	60	77	4	72	72	60	77
TOTAL OPER+FIXED	4.98	4.92	4.57	5.17	4	4.98	4.92	4.57	5.17
LEASING EXP	21	06	05	62	4				
TOTAL PAYROLL	50	50			3				
TOTAL CONTRACT	1.93	1.90	1.75	2.37	4				

AVG SQFT OFC TEN	3687	4	AVG OFFICE OCCUPANCY	97.1	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	240	1	AVG RATE YR-END RENT	12.75	3
			RENTABLE/GROSS SQFT	1.00	4

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS/SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	67	4	ADMIN TOTAL	1.17	4
PAYROLL			PAYROLL	39	3
CONTRACT	67	3	MGMT FEES	63	4
SUP/MAT/MISC			LEGAL FEES		
TRASH REMOVAL	02	1	AUDIT FEES	05	4
			GEN OFC EXP	09	3
REPR MAINT TOTAL	39	4	OTHER ADM EXP	01	3
PAYROLL	11	3			
ELEVATOR	06	1	FIXED EXP TOTAL	72	4
HVAC	09	4	REAL ESTATE TAX	69	4
ELECTRICAL	05	3	BUILDING INS	05	4
STRUCT/ROOF			PERS PROP TAX		
PLUMBING	01	1	OTHER TAXES		
FIRE/LIFE SFTY					
OTHER MAINT/SUP	13	4	LEASING EXPENSES	06	4
			ADV/PROMOTION	04	4
UTILITIES TOTAL	1.68	4	COMM FEES	01	4
ELECTRIC	1.51	4	TENANT ALTS	01	4
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	50	3
PURCH CH WTR			CLEANING		
COAL			REPAIR/MAINT	11	3
WATER/SEWER	10	4	RDS/GROUNDS		
			SECURITY		
RDS/GNDS/SEC TOT	40	4	ADMINISTRATIVE	39	3
RDS/GNDS TOTAL	24	4			
RDS/GNDS PAYRL			TOTAL CONTRACTS	1.90	4
RDS/GNDS CONTR	24	4	CLEANING	67	3
RDS/GNDS OTHER	00	4	REPAIR/MAINT	16	4
SECURITY TOTAL	16	4	RDS/GROUNDS	24	4
SEC PAYROLL			SECURITY	16	4
SEC CONTRACTS	16	4	ADMINISTRATIVE	66	4
SEC OTHER					

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Charlotte, NC
Chicago, IL

U.S. PRIVATE SECTOR
CHARLOTTE
SUBURBAN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS 982,621 SQ FT					982,621 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					14	10 57	10 92	8 58	11 96
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10 62	11 07	8 58	12 04	14				
MISCELLANEOUS	36	16	02	31	12				
TOTAL INCOME	10 93	11 26	9 32	12 13	14				
EXPENSE									
CLEANING	64	59	54	64	14	64	59	54	64
REPAIR-MAINT	69	57	45	67	14	69	57	45	67
UTILITIES	1 65	1 64	1 37	1 93	14	1 65	1 64	1 37	1 93
RDS GNDS SEC	21	19	17	29	14	21	19	17	29
ADMINISTRATIVE	84	79	57	1 17	14	84	79	57	1 17
TOTAL OPER EXP	4 04	3 88	3 71	4 50	14	4 04	3 89	3 71	4 50
FIXED EXPENSES	79	76	70	83	14	79	76	70	83
TOTAL OPER+FIXED	4 83	4 59	4 47	5 25	14	4 83	4 58	4 47	5 25
LEASING EXP	31	17	09	30	13				
TOTAL PAYROLL	61	52	47	77	6				
TOTAL CONTRACT	1 82	1 83	1 59	1 98	14				

AVG SQFT OFC TEN	4166	13	AVG OFFICE OCCUPANCY	96 0	13
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	271	10	AVG RATE YR END RENT	15 34	12
			RENTABLE GROSS SQFT	91	14

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	59	14	ADMIN TOTAL	79	14
PAYROLL	12	1	PAYROLL	38	6
CONTRACT	54	14	MGMT FEES	57	14
SUP MAT MISC	05	7	LEGAL FEES	02	8
TRASH REMOVAL	04	9	AUDIT FEES	03	7
REPR MAINT TOTAL	57	14	GEN OFC EXP	09	6
PAYROLL	15	6	OTHER ADM EXP	01	10
ELEVATOR	08	14	FIXED EXP TOTAL	76	14
HVAC	30	14	REAL ESTATE TAX	69	14
ELECTRICAL	03	7	BUILDING INS	04	14
STRUCT ROOF	01	5	PERS PROP TAX	00	2
PLUMBING	01	9	OTHER TAXES		
FIRE, LIFE SFTY	01	8	LEASING EXPENSES	17	13
OTHER MAINT/SUP	09	14	ADV PROMOTION	04	11
UTILITIES TOTAL	1 64	14	COMM FEES	18	11
ELECTRIC	1 47	14	TENANT ALTS	03	8
GAS	24	2	BUY-OUTS	84	1
FUEL OIL			TOTAL PAYROLL	52	6
PURCH STEAM			CLEANING	12	1
PURCH CH WTR			REPAIR MAINT	15	6
COAL			RDS GROUNDS	09	1
WATER SEWER	08	14	SECURITY	05	1
RDS GNDS SEC TOT	19	14	ADMINISTRATIVE	38	6
RDS GNDS TOTAL	11	14	TOTAL CONTRACTS	1 83	14
RDS GNDS PAYRL	09	1	CLEANING	54	14
RDS GNDS CONTR	08	14	REPAIR MAINT	29	14
RDS GNDS OTHER	01	12	RDS GROUNDS	06	14
SECURITY TOTAL	08	14	SECURITY	08	14
SEC PAYROLL	05	1	ADMINISTRATIVE	84	14
SEC CONTRACTS	08	14			
SEC OTHER					

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U.S. PRIVATE SECTOR
CHICAGO
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	74 BLDS 41,415,527 SQ FT					38,571,846 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					69	14 44	13 84	11 11	17 11
RETAIL AREA	21 04	18 27	11 52	26 14	47				
OTHER AREA	12 04	7 13	3 03	18 08	18				
TOTAL RENT	14 58	14 40	10 84	17 06	72				
MISCELLANEOUS	72	39	09	1 39	53				
TOTAL INCOME	15 09	15 18	12 05	17 91	72				
EXPENSE									
CLEANING	1 34	1 35	1 09	1 64	74	1 44	1 46	1 16	1 71
REPAIR-MAINT	1 31	1 32	80	1 80	73	1 41	1 34	87	1 94
UTILITIES	1 70	1 65	1 26	2 22	74	1 82	1 76	1 30	2 27
RDS GNDS SEC	35	23	15	46	71	35	23	15	46
ADMINISTRATIVE	76	80	49	1 00	74	76	80	49	1 00
TOTAL OPER EXP	5 45	5 60	4 47	6 82	74	5 84	6 14	4 85	7 42
FIXED EXPENSES	3 76	3 20	2 15	4 54	74	3 76	3 20	2 15	4 54
TOTAL OPER+FIXED	9 21	9 01	7 39	10 62	74	9 60	9 35	8 25	11 30
LEASING EXP	75	48	12	1 54	63				
TOTAL PAYROLL	1 25	93	54	2 22	71				
TOTAL CONTRACT	1 70	1 70	72	2 38	74				

AVG SQFT OFC TEN	8933	66	AVG OFFICE OCCUPANCY	92 8	73
AVG SQFT RET TEN	3974	57	AVG RETAIL OCCUPANCY	97 2	62
AVG SQFT OFC WORK	246	62	AVG RATE YR END RENT	20 22	68
			RENTABLE GROSS SQFT	91	74

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1 36	69	ADMIN TOTAL	84	69
PAYROLL	1 15	33	PAYROLL	23	51
CONTRACT	96	65	MGMT FEES	55	55
SUP MAT MISC	06	60	LEGAL FEES	03	54
TRASH REMOVAL	04	62	AUDIT FEES	02	37
REPR MAINT TOTAL	1 38	68	GEN OFC EXP	05	64
PAYROLL	55	62	OTHER ADM EXP	05	55
ELEVATOR	21	67	FIXED EXP TOTAL	3 20	69
HVAC	11	65	REAL ESTATE TAX	2 93	68
ELECTRICAL	03	64	BUILDING INS	20	67
STRUCT ROOF	11	31	PERS PROP TAX	00	1
PLUMBING	01	59	OTHER TAXES	01	23
FIRE LIFE SFTY	01	40	LEASING EXPENSES	49	59
OTHER MAINT SUP	15	63	ADV PROMOTION	02	42
UTILITIES TOTAL	1 65	69	COMM FEES	08	45
ELECTRIC	1 30	68	TENANT ALTS	58	45
GAS	35	44	BUY OUTS	33	4
FUEL OIL	00	5	TOTAL PAYROLL	94	67
PURCH STEAM	1 05	2	CLEANING	1 15	33
PURCH CH WTR	23	2	REPAIR MAINT	55	62
COAL			RDS GROUNDS	05	4
WATER SEWER	05	66	SECURITY	22	34
RDS GNDS SEC TOT	24	66	ADMINISTRATIVE	23	51
RDS GNDS TOTAL	05	31	TOTAL CONTRACTS	1 70	69
RDS GNDS PAYRL	05	4	CLEANING	96	65
RDS GNDS CONTR	04	24	REPAIR MAINT	27	54
RDS GNDS OTHER	03	20	RDS GROUNDS	04	24
SECURITY TOTAL	22	65	SECURITY	16	47
SEC PAYROLL	22	34	ADMINISTRATIVE	52	53
SEC CONTRACTS	16	47			
SEC OTHER	02	25			

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Chicago, IL

U.S. PRIVATE SECTOR CHICAGO DOWNTOWN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA 6 BLDS 157,628 SQ FT					TOTAL OFFICE RENTABLE AREA 130,701 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5		12.99	6.69	
RETAIL AREA	18.96	22.81			2				
OTHER AREA									
TOTAL RENT		14.09	6.69		6				
MISCELLANEOUS	2.58	2.91			3				
TOTAL INCOME		14.84	7.45		6				
EXPENSE									
CLEANING		1.37	1.05		6		1.57	1.13	
REPAIR-MAINT		1.91	.84		6		1.91	1.01	
UTILITIES		2.34	1.27		6		2.43	1.58	
RDS GNDS SEC		.18	.13		5		.18	.13	
ADMINISTRATIVE		1.36	.83		6		1.36	.83	
TOTAL OPER EXP		8.61	4.52		6		8.61	5.68	
FIXED EXPENSES		3.20	1.09		6		3.20	1.09	
TOTAL OPER+FIXED		10.30	7.12		6		10.59	7.99	
LEASING EXP		.22			2				
TOTAL PAYROLL		9.36	2.05		4				
TOTAL CONTRACT		2.10	.85		6				

AVG SQFT OFC TEN	4116	5	AVG OFFICE OCCUPANCY	96.9	5
AVG SQFT RET TEN	1949	2	AVG RETAIL OCCUPANCY	100.0	3
AVG SQFT OFC WORK	45	6	AVG RATE YR END RENT	14.63	4
			RENTABLE GROSS SQFT	11	6

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.37	6	ADMIN TOTAL	1.36	6
PAYROLL	1.33	1	PAYROLL		2
CONTRACT	.92	6	MGMT FEES	.64	4
SUP MAT MISC	.25	5	LEGAL FEES	.10	2
TRASH REMOVAL	.11	6	AUDIT FEES	.02	3
			GEN OFC EXP	.06	4
			OTHER ADM EXP	.16	4
REPR MAINT TOTAL	1.91	6			
PAYROLL	.82	4	FIXED EXP TOTAL	3.20	6
ELEVATOR	.10	5	REAL ESTATE TAX	2.79	6
HVAC	.32	5	BUILDING INS	.41	6
ELECTRICAL	.09	4	PERS PROP TAX		
STRUCT ROOF	.86	2	OTHER TAXES	.46	1
PLUMBING	.36	4			
FIRE LIFE SFTY	.07	5	LEASING EXPENSES	.22	2
OTHER MAINT SUP	.49	4	ADV PROMOTION	.00	1
			COMM FEES	.21	2
UTILITIES TOTAL	2.34	6	TENANT ALTS		
ELECTRIC	2.05	6	BUY OUTS		
GAS	.47	3			
FUEL OIL			TOTAL PAYROLL		4
PURCH STEAM	1.54	1	CLEANING	1.33	1
PURCH CH WTR	.02	1	REPAIR MAINT	7.82	4
COAL			RD. GROUNDS		
WATER SEWER	.07	5	SECURITY		1
			ADMINISTRATIVE		2
RDS GNDS SEC TOT	.18	5			
RDS GNDS TOTAL	.21	2	TOTAL CONTRACTS	2.10	6
RDS GNDS PAYRL			CLEANING	.92	6
RDS GNDS CONTR	.05	2	REPAIR MAINT	.56	4
RDS GNDS OTHER	.16	2	RDS GROUNDS	.05	2
SECURITY TOTAL	.76	4	SECURITY	.18	3
SEC PAYROLL		1	ADMINISTRATIVE	.68	3
SEC CONTRACTS	.18	3			
SEC OTHER	.33	1			

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U.S. PRIVATE SECTOR CHICAGO DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA 16 BLDS 2,803,318 SQ FT					TOTAL OFFICE RENTABLE AREA 2,574,822 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					14	13.35	12.45	9.89	14.69
RETAIL AREA					14				
OTHER AREA	17.60	9.79	3.92	74.40	5				
TOTAL RENT	13.85	13.46	10.15	15.29	16				
MISCELLANEOUS	.96	.63	.12	1.86	12				
TOTAL INCOME	14.60	14.17	11.56	16.51	16				
EXPENSE									
CLEANING	1.47	1.34	1.14	1.57	16	1.59	1.50	1.31	1.68
REPAIR-MAINT	1.47	1.40	.88	2.09	16	1.58	1.60	1.04	2.31
UTILITIES	1.87	1.80	1.51	2.23	16	1.95	1.89	1.57	2.29
RDS GNDS SEC	.40	.33	.21	.54	15	.40	.33	.21	.54
ADMINISTRATIVE	.88	.90	.71	1.07	16	.88	.90	.71	1.07
TOTAL OPER EXP	6.05	6.02	5.28	6.79	16	6.48	6.55	5.96	7.30
FIXED EXPENSES	2.68	2.50	1.66	3.15	16	2.68	2.50	1.66	3.15
TOTAL OPER+FIXED	8.73	8.84	7.08	10.02	16	9.15	9.30	7.55	10.50
LEASING EXP	1.23	1.13	.57	1.78	14				
TOTAL PAYROLL	1.32	.94	.84	1.73	16				
TOTAL CONTRACT	2.11	2.11	1.39	2.53	16				

AVG SQFT OFC TEN	2592	16	AVG OFFICE OCCUPANCY	90.5	16
AVG SQFT RET TEN	2651	15	AVG RETAIL OCCUPANCY	98.8	15
AVG SQFT OFC WORK	175	16	AVG RATE YR END RENT	16.19	16
			RENTABLE GROSS SQFT	95	16

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.36	15	ADMIN TOTAL	.94	15
PAYROLL	.70	7	PAYROLL	.25	9
CONTRACT	1.12	15	MGMT FEES	.58	15
SUP MAT MISC	.07	13	LEGAL FEES	.04	14
TRASH REMOVAL	.03	15	AUDIT FEES	.03	10
			GEN OFC EXP	.05	14
			OTHER ADM EXP	.02	13
REPR MAINT TOTAL	1.41	15			
PAYROLL	.63	15	FIXED EXP TOTAL	2.32	15
ELEVATOR	.22	15	REAL ESTATE TAX	2.01	15
HVAC	.11	15	BUILDING INS	.27	15
ELECTRICAL	.04	14	PERS PROP TAX		
STRUCT ROOF	.17	8	OTHER TAXES	.16	4
PLUMBING	.02	14			
FIRE LIFE SFTY	.01	10	LEASING EXPENSES	1.13	14
OTHER MAINT SUP	.15	14	ADV PROMOTION	.01	10
			COMM FEES	.08	12
UTILITIES TOTAL	1.77	15	TENANT ALTS	1.06	11
ELECTRIC	1.31	15	BUY-OUTS	.64	3
GAS	.41	13			
FUEL OIL	.01	2	TOTAL PAYROLL	.95	15
PURCH STEAM			CLEANING	.70	7
PURCH CH WTR			REPAIR MAINT	.63	15
COAL			RDS GROUNDS		
WATER SEWER	.07	14	SECURITY	.47	7
			ADMINISTRATIVE	.25	9
RDS GNDS SEC TOT	.30	14			
RDS GNDS TOTAL	.12	4	TOTAL CONTRACTS	2.06	15
RDS GNDS PAYRL			CLEANING	1.12	15
RDS GNDS CONTR	.04	3	REPAIR MAINT	.29	12
RDS GNDS OTHER	.04	3	RDS GROUNDS	.04	3
SECURITY TOTAL	.30	14	SECURITY	.26	7
SEC PAYROLL	.47	7	ADMINISTRATIVE	.68	12
SEC CONTRACTS	.26	7			
SEC OTHER	.01	4			

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U.S. PRIVATE SECTOR
CHICAGO
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS 8,562,015 SQ.FT.					8,049,777 SQ.FT.			
INCOME	DOLLARS/SQ. FT.		MID RANGE		# BLDS	DOLLAR/SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					17	12.67	13.73	10.61	15.98
RETAIL AREA	19.37	15.83	4.96	25.00	11				
OTHER AREA	1.29	1.58	.20	6.61	4				
TOTAL RENT	12.68	13.86	9.72	16.41	17				
MISCELLANEOUS	.97	.78	.12	1.29	13				
TOTAL INCOME	13.45	14.95	10.78	17.26	17				
EXPENSE									
CLEANING	1.25	1.35	1.10	1.60	19	1.33	1.38	1.10	1.70
REPAIR/MAINT	1.33	1.40	.71	1.87	18	1.41	1.44	.77	2.03
UTILITIES	1.79	1.72	1.08	1.96	19	1.90	1.84	1.08	2.27
RDS/GNDS/SEC	.27	.23	.14	.34	18	.27	.23	.14	.34
ADMINISTRATIVE	.65	.59	.43	.88	19	.65	.59	.43	.88
TOTAL OPER EXP	5.19	4.98	4.41	6.39	19	5.52	5.49	4.82	6.51
FIXED EXPENSES	3.12	2.81	2.13	4.80	19	3.12	2.81	2.13	4.80
TOTAL OPER+FIXED	8.32	8.87	7.07	10.42	19	8.64	8.96	7.82	10.97
LEASING EXP	.75	.51	.09	1.66	16				
TOTAL PAYROLL	1.50	.83	.43	2.77	19				
TOTAL CONTRACT	1.10	.97	.32	2.11	19				

AVG SQFT/OFC TEN	7153	17	AVG OFFICE OCCUPANCY	88.2	19
AVG SQFT/RET TEN	4530	12	AVG RETAIL OCCUPANCY	97.7	14
AVG SQFT/OFC WORK	234	17	AVG RATE YR-END RENT	20.45	16
			RENTABLE/GROSS SQFT	.96	19

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.35	19
PAYROLL	1.22	11
CONTRACT	.88	16
SUP/MAT/MISC	.05	18
TRASH REMOVAL	.03	13
REPR/MAINT TOTAL	1.40	18
PAYROLL	.63	18
ELEVATOR	.20	18
HVAC	.09	15
ELECTRICAL	.02	17
STRUCT/ROOF	.10	8
PLUMBING	.01	15
FIRE/LIFE SFTY	.01	7
OTHER MAINT/SUP	.12	17
UTILITIES TOTAL	1.72	19
ELECTRIC	1.40	18
GAS	.27	11
FUEL OIL	.01	1
PURCH STEAM	.56	1
PURCH CH WTR	.44	1
COAL		
WATER/SEWER	.05	16
RDS. GNDS. SEC TOT	.23	18
RDS/GNDS TOTAL	.05	7
RDS/GNDS PAYRL	.09	1
RDS/GNDS CONTR	.03	4
RDS/GNDS OTHER	.03	5
SECURITY TOTAL	.20	18
SEC PAYROLL	.17	10
SEC CONTRACTS	.15	12
SEC OTHER	.03	6

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.59	19
PAYROLL	.30	13
MGMT FEES	.41	12
LEGAL FEES	.03	13
AUDIT FEES	.01	7
GEN OFC EXP	.07	18
OTHER ADM EXP	.05	12
FIXED EXP TOTAL	2.81	19
REAL ESTATE TAX	2.80	18
BUILDING INS	.20	17
PERS PROP TAX	.00	1
OTHER TAXES	.01	8
LEASING EXPENSES	.51	16
ADV PROMOTION	.06	9
COMM/FEES	.09	12
TENANT ALTS	.71	12
BUY-OUTS		
TOTAL PAYROLL	.53	19
CLEANING	1.22	11
REPAIR/MAINT	.63	18
RDS/GROUNDS	.09	1
SECURITY	.17	10
ADMINISTRATIVE	.30	13
TOTAL CONTRACTS	.97	19
CLEANING	.88	16
REPAIR/MAINT	.31	14
RDS/GROUNDS	.03	4
SECURITY	.15	12
ADMINISTRATIVE	.17	11

*All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
CHICAGO
DOWNTOWN MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	20 BLDS 24,409,237 SQ.FT.					22,448,206 SQ.FT.			
INCOME	DOLLARS/SQ. FT.		MID RANGE		# BLDS	DOLLAR/SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					20	15.97	16.96	12.91	20.52
RETAIL AREA	17.77	15.21	9.02	23.64	13				
OTHER AREA	13.41	7.84	5.77	59.70	7				
TOTAL RENT	16.05	16.69	13.62	20.68	20				
MISCELLANEOUS	.75	.33	.06	1.00	14				
TOTAL INCOME	16.54	17.30	15.19	20.68	20				
EXPENSE									
CLEANING	1.44	1.35	1.00	1.70	20	1.56	1.41	1.01	1.83
REPAIR/MAINT	1.35	1.23	.83	1.58	20	1.47	1.23	.87	1.75
UTILITIES	1.78	1.48	1.20	2.31	20	1.93	1.67	1.24	2.32
RDS/GNDS/SEC	.40	.21	.16	.42	20	.40	.21	.16	.42
ADMINISTRATIVE	.85	.87	.47	1.00	20	.85	.87	.47	1.00
TOTAL OPER EXP	5.82	5.82	4.16	6.66	20	6.33	5.99	4.30	7.64
FIXED EXPENSES	4.48	4.43	3.74	5.03	20	4.48	4.43	3.74	5.03
TOTAL OPER+FIXED	10.30	9.88	8.72	11.17	20	10.80	9.98	8.79	11.74
LEASING EXP	.69	.15	.09	.89	18				
TOTAL PAYROLL	1.17	.71	.46	1.41	19				
TOTAL CONTRACT	1.99	1.96	1.12	2.37	20				

AVG SQFT/OFC TEN	12450	17	AVG OFFICE OCCUPANCY	94.7	20
AVG SQFT/RET TEN	6244	16	AVG RETAIL OCCUPANCY	96.6	18
AVG SQFT/OFC WORK	237	16	AVG RATE YR-END RENT	24.81	19
			RENTABLE/GROSS SQFT	.92	20

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.35	18
PAYROLL	1.29	5
CONTRACT	1.10	17
SUP/MAT/MISC	.05	13
TRASH REMOVAL	.03	17
REPR/MAINT TOTAL	1.32	18
PAYROLL	.45	16
ELEVATOR	.20	18
HVAC	.13	18
ELECTRICAL	.03	18
STRUCT/ROOF	.07	10
PLUMBING	.01	18
FIRE/LIFE SFTY	.01	12
OTHER MAINT/SUP	.16	17
UTILITIES TOTAL	1.48	18
ELECTRIC	1.23	18
GAS	.19	9
FUEL OIL	.00	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	18
RDS/GNDS/SEC TOT	.22	18
RDS/GNDS TOTAL	.04	12
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	9
RDS/GNDS OTHER	.01	7
SECURITY TOTAL	.20	18
SEC PAYROLL	.33	8
SEC CONTRACTS	.15	14
SEC OTHER	.01	11

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.93	18
PAYROLL	.20	18
MGMT FEES	.48	15
LEGAL FEES	.04	14
AUDIT FEES	.02	11
GEN OFC EXP	.05	17
OTHER ADM EXP	.06	15
FIXED EXP TOTAL	4.33	18
REAL ESTATE TAX	4.15	18
BUILDING INS	.20	18
PERS PROP TAX		
OTHER TAXES	.01	6
LEASING EXPENSES	.14	18
ADV PROMOTION	.02	11
COMM FEES	.08	11
TENANT ALTS	.35	11
BUY-OUTS	.01	1
TOTAL PAYROLL	.80	18
CLEANING	1.29	5
REPAIR/MAINT	.45	16
RDS/GROUNDS		
SECURITY	.33	8
ADMINISTRATIVE	.20	18
TOTAL CONTRACTS	1.98	18
CLEANING	1.10	17
REPAIR/MAINT	.19	13
RDS/GROUNDS	.03	9
SECURITY	.15	14
ADMINISTRATIVE	.36	18

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U.S. PRIVATE SECTOR
CHICAGO
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	77 BLDS 7,299,981 SQ.FT.					7,105,911 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					68	12.26	11.58	9.06	14.38
RETAIL AREA	9.55	10.66	8.66	13.15	7				
OTHER AREA	7.23	9.14			5				
TOTAL RENT	11.68	11.33	8.75	14.46	69				
MISCELLANEOUS	.41	.19	.06	.41	37				
TOTAL INCOME	11.92	11.36	8.91	14.79	69				
EXPENSE									
CLEANING	.81	.66	.51	.86	74	.83	.75	.51	.88
REPAIR-MAINT	.86	.73	.45	1.03	76	.89	.78	.48	1.04
UTILITIES	1.42	1.41	1.05	1.79	74	1.45	1.45	1.06	1.86
RDS. GNDS. SEC	.37	.28	.14	.47	72	.37	.28	.14	.47
ADMINISTRATIVE	.86	.68	.52	.85	75	.86	.68	.52	.85
TOTAL OPER EXP	4.08	3.81	2.92	4.94	76	4.05	3.92	3.11	5.06
FIXED EXPENSES	2.32	1.80	1.06	3.23	75	2.32	1.80	1.06	3.23
TOTAL OPER+FIXED	6.38	6.46	4.52	7.20	76	6.50	6.46	4.73	7.37
LEASING EXP	1.60	.36	.21	.97	60				
TOTAL PAYROLL	.78	.46	.23	.89	60				
TOTAL CONTRACT	1.44	1.51	1.16	1.95	71				

AVG SQFT OFC TEN	5905	60	AVG OFFICE OCCUPANCY	91.6	71
AVG SQFT RET TEN	3029	7	AVG RETAIL OCCUPANCY	00.0	8
AVG SQFT OFC WORK	223	46	AVG RATE YR-END RENT	17.10	63
			RENTABLE GROSS SQFT	.94	77

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.65	67	ADMIN TOTAL	.63	66
PAYROLL	.24	19	PAYROLL	.24	36
CONTRACT	.51	64	MGMT FEES	.52	53
SUP MAT MISC	.06	53	LEGAL FEES	.02	36
TRASH REMOVAL	.07	66	AUDIT FEES	.05	21
			GEN OFC EXP	.04	47
REPR MAINT TOTAL	.71	67	OTHER ADM EXP	.01	43
PAYROLL	.36	48			
ELEVATOR	.07	48	FIXED EXP TOTAL	1.78	66
HVAC	.15	65	REAL ESTATE TAX	1.63	64
ELECTRICAL	.05	50	BUILDING INS	.17	64
STRUCT ROOF	.04	40	PERS PROP TAX	.05	3
PLUMBING	.01	50	OTHER TAXES	.02	9
FIRE LIFE SFTY	.01	28			
OTHER MAINT SUP	.18	63	LEASING EXPENSES	.47	53
			ADV PROMOTION	.04	42
UTILITIES TOTAL	1.40	67	COMM FEES	.14	50
ELECTRIC	1.25	67	TENANT ALTS	.30	45
GAS	.14	39	BUY-OUTS	.47	1
FUEL OIL	.80	1			
PURCH STEAM	.57	1	TOTAL PAYROLL	.44	54
PURCH CH WTR			CLEANING	.24	19
COAL			REPAIR MAINT	.36	48
WATER SEWER	.04	59	RDS GROUNDS	.13	13
			SECURITY	.42	12
RDS. GNDS. SEC TOT	.24	66	ADMINISTRATIVE	.24	36
RDS. GNDS. TOTAL	.18	64			
RDS. GNDS. PAYRL	.13	13	TOTAL CONTRACTS	1.50	65
RDS. GNDS. CONTR	.11	60	CLEANING	.51	64
RDS. GNDS. OTHER	.04	41	REPAIR MAINT	.24	55
SECURITY TOTAL	.06	46	RDS GROUNDS	.11	60
SEC PAYROLL	.42	12	SECURITY	.03	43
SEC CONTRACTS	.03	43	ADMINISTRATIVE	.54	56
SEC OTHER	.02	18			

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U.S. PRIVATE SECTOR
CHICAGO
SUBURBAN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS 357,265 SQ.FT.					356,875 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					10	9.39	9.61	7.79	10.33
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9.60	9.90	7.80	10.85	10				
MISCELLANEOUS	.23	.21	.08	.36	5				
TOTAL INCOME	9.72	9.97	7.98	10.85	10				
EXPENSE									
CLEANING	.94	.75	.58	.84	11	.94	.75	.58	.84
REPAIR-MAINT	.97	.75	.49	.97	11	.97	.75	.49	.97
UTILITIES	1.53	1.60	1.18	1.66	11	1.53	1.60	1.18	1.66
RDS. GNDS. SEC	.51	.33	.14	.63	11	.51	.33	.14	.63
ADMINISTRATIVE	.71	.61	.53	.72	11	.71	.61	.53	.72
TOTAL OPER EXP	4.66	3.82	3.49	4.51	11	4.66	3.82	3.49	4.51
FIXED EXPENSES	1.16	.97	.81	1.74	11	1.16	.97	.81	1.74
TOTAL OPER+FIXED	5.82	5.25	4.41	6.10	11	5.82	5.25	4.41	6.13
LEASING EXP	.50	.39	.18	.59	8				
TOTAL PAYROLL	2.24	1.84			3				
TOTAL CONTRACT	1.78	1.86	1.16	2.2	11				

AVG SQFT OFC TEN	2494	9	AVG OFFICE OCCUPANCY	88.2	10
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	199	8	AVG RATE YR-END RENT	12.64	10
			RENTABLE GROSS SQFT	.99	11

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.75	11	ADMIN TOTAL	.61	11
PAYROLL	.50	1	PAYROLL	.78	2
CONTRACT	.52	11	MGMT FEES	.47	10
SUP MAT MISC	.08	9	LEGAL FEES	.14	2
TRASH REMOVAL	.07	11	AUDIT FEES	.07	5
			GEN OFC EXP	.03	3
REPR MAINT TOTAL	.75	11	OTHER ADM EXP	.01	7
PAYROLL	1.00	3			
ELEVATOR	.05	7	FIXED EXP TOTAL	.97	11
HVAC	.15	11	REAL ESTATE TAX	.93	10
ELECTRICAL	.09	8	BUILDING INS	.15	11
STRUCT ROOF	.06	7	PERS PROP TAX		
PLUMBING	.01	7	OTHER TAXES		
FIRE LIFE SFTY	.02	6			
OTHER MAINT SUP	.27	11	LEASING EXPENSES	.39	8
			ADV PROMOTION	.01	5
UTILITIES TOTAL	1.60	11	COMM FEES	.14	8
ELECTRIC	1.44	11	TENANT ALTS	.20	6
GAS	.32	2	BUY-OUTS		
FUEL OIL					
PURCH STEAM	.57	1	TOTAL PAYROLL	1.84	3
PURCH CH WTR			CLEANING	.50	1
COAL			REPAIR MAINT	1.00	3
WATER SEWER	.03	10	RDS GROUNDS	.62	1
			SECURITY	2.13	1
RDS. GNDS. SEC TOT	.33	11	ADMINISTRATIVE	.78	2
RDS. GNDS. TOTAL	.31	11			
RDS. GNDS. PAYRL	.62	1	TOTAL CONTRACTS	1.88	11
RDS. GNDS. CONTR	.14	9	CLEANING	.52	11
RDS. GNDS. OTHER	.13	7	REPAIR MAINT	.28	10
SECURITY TOTAL	.03	6	RDS GROUNDS	.14	9
SEC PAYROLL	2.13	1	SECURITY	.02	5
SEC CONTRACTS	.02	5	ADMINISTRATIVE	.53	9
SEC OTHER	.02	1			

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
CHICAGO
SUBURBAN 50,000 - 100,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS 1,015,345 SQ FT					947,420 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					13	12.78	12.51	9.39	15.48
RETAIL AREA	9.99	10.86			2				
OTHER AREA	6.98	5.70			2				
TOTAL RENT	12.80	12.51	9.63	15.48	13				
MISCELLANEOUS	.46	.20	.13	.91	8				
TOTAL INCOME	12.89	12.88	9.63	16.38	13				
EXPENSE									
CLEANING	.99	.65	.51	.91	15	1.06	.84	.51	.92
REPAIR MAINT	1.02	.96	.39	1.31	15	1.09	1.04	.39	1.31
UTILITIES	1.74	1.78	1.08	2.15	15	1.86	1.78	1.19	2.48
RDS GNDS SEC	.57	.24	.14	.58	14	.57	.24	.14	.58
ADMINISTRATIVE	.84	.84	.59	.98	15	.84	.84	.59	.98
TOTAL OPER EXP	5.11	4.68	2.73	5.07	15	5.48	5.00	3.72	5.86
FIXED EXPENSES	2.10	1.83	1.44	2.56	14	2.10	1.83	1.44	2.56
TOTAL OPER+FIXED	7.08	6.59	3.89	7.83	15	7.61	6.59	5.07	8.61
LEASING EXP	.31	.23	.15	.36	12				
TOTAL PAYROLL	1.17	.54	.33	.71	12				
TOTAL CONTRACT	1.96	1.66	1.43	2.65	14				

AVG SQFT OFC TEN	3641	11	AVG OFFICE OCCUPANCY	94.6	13
AVG SQFT RET TEN	10282	2	AVG RETAIL OCCUPANCY	100.0	3
AVG SQFT OFC WORK	201	6	AVG RATE YR END RENT	21.59	13
			RENTABLE GROSS SQFT	.90	15

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.64	13
PAYROLL	.50	2
CONTRACT	.56	12
SUP MAT MISC	.06	10
TRASH REMOVAL	.06	13
REPR/MAINT TOTAL	.93	13
PAYROLL	.42	9
ELEVATOR	.04	12
HVAC	.18	13
ELECTRICAL	.05	8
STRUCT/ROOF	.03	4
PLUMBING	.01	7
FIRE/LIFE/SFTY	.01	4
OTHER MAINT SUP	.27	12
UTILITIES TOTAL	1.33	13
ELECTRIC	1.18	13
GAS	.21	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	9
RDS/GNDS/SEC TOT	.26	12
RDS/GNDS TOTAL	.21	12
RDS/GNDS PAYRL	.32	2
RDS/GNDS CONTR	.10	11
RDS/GNDS OTHER	.03	8
SECURITY TOTAL	.06	8
SEC PAYROLL	2.21	2
SEC CONTRACTS	.04	7
SEC OTHER	.02	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.74	13
PAYROLL	.29	6
MGMT FEES	.55	11
LEGAL FEES	.01	6
AUDIT FEES	.07	2
GEN OFC EXP	.04	9
OTHER ADM EXP	.07	9
FIXED EXP TOTAL	1.83	12
REAL ESTATE TAX	1.48	12
BUILDING INS	.18	12
PERS PROP TAX		
OTHER TAXES	.02	2
LEASING EXPENSES	.22	10
ADV/PROMOTION	.03	6
COMM FEES	.14	9
TENANT ALTS	.25	5
BUY-OUTS		
TOTAL PAYROLL	.40	10
CLEANING	.50	2
REPAIR/MAINT	.42	9
RDS/GROUNDS	.32	2
SECURITY	2.21	2
ADMINISTRATIVE	.29	6
TOTAL CONTRACTS	1.88	12
CLEANING	.56	12
REPAIR/MAINT	.25	12
RDS/GROUNDS	.10	11
SECURITY	.04	7
ADMINISTRATIVE	.61	11

*All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
CHICAGO
SUBURBAN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS 2,128,152 SQ FT					2,128,152 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					11	13.02	12.55	9.76	17.68
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13.22	12.55	9.76	17.68	11				
MISCELLANEOUS	.70	.05	.03	2.30	6				
TOTAL INCOME	13.62	12.55	9.81	17.90	11				
EXPENSE									
CLEANING	.78	.65	.48	1.01	12	.78	.65	.48	1.01
REPAIR MAINT	.71	.61	.46	.86	12	.71	.61	.46	.86
UTILITIES	1.36	1.16	1.08	1.73	12	1.36	1.16	1.08	1.73
RDS GNDS SEC	.28	.18	.10	.44	11	.28	.18	.10	.44
ADMINISTRATIVE	.73	.74	.54	.94	11	.73	.74	.54	.94
TOTAL OPER EXP	3.80	3.68	3.11	4.59	12	3.39	3.68	3.11	4.59
FIXED EXPENSES	2.92	3.11	2.44	3.47	12	2.92	3.11	2.44	3.47
TOTAL OPER+FIXED	6.72	6.72	6.46	7.87	12	6.72	6.72	5.46	7.87
LEASING EXP	1.38	.76	.16	2.4[illegible]	10				
TOTAL PAYROLL	.57	.38	.23	.87	10				
TOTAL CONTRACT	1.42	1.26	1.03	1.78	10				

AVG SQFT OFC TEN	6089	8	AVG OFFICE OCCUPANCY	88.6	11
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	198	6	AVG RATE YR END RENT	18.08	9
			RENTABLE GROSS SQFT	.97	13

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.64	9
PAYROLL	.24	3
CONTRACT	.47	8
SUP MAT MISC	.06	7
TRASH REMOVAL	.06	8
REPR/MAINT TOTAL	.57	9
PAYROLL	.31	6
ELEVATOR	.08	7
HVAC	.14	8
ELECTRICAL	.02	6
STRUCT/ROOF	.02	3
PLUMBING	.01	6
FIRE/LIFE/SFTY	.00	1
OTHER MAINT SUP	.09	7
UTILITIES TOTAL	1.21	9
ELECTRIC	1.14	9
GAS	.12	3
FUEL OIL	.80	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	8
RDS/GNDS/SEC TOT	.18	9
RDS/GNDS TOTAL	.10	8
RDS/GNDS PAYRL	.02	1
RDS/GNDS CONTR	.06	7
RDS/GNDS OTHER	.01	4
SECURITY TOTAL	.08	8
SEC PAYROLL	.26	3
SEC CONTRACTS	.02	5
SEC OTHER	.02	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.65	8
PAYROLL	.20	4
MGMT FEES	.53	7
LEGAL FEES	.02	6
AUDIT FEES	.05	3
GEN OFC EXP	.04	8
OTHER ADM EXP	.02	5
FIXED EXP TOTAL	2.96	9
REAL ESTATE TAX	2.93	9
BUILDING INS	.17	8
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES	1.14	7
ADV/PROMOTION	.05	6
COMM FEES	.14	6
TENANT ALTS	.77	7
BUY-OUTS		
TOTAL PAYROLL	.35	8
CLEANING	.24	3
REPAIR/MAINT	.31	6
RDS/GROUNDS	.02	1
SECURITY	.26	3
ADMINISTRATIVE	.20	4
TOTAL CONTRACTS	1.28	8
CLEANING	.47	8
REPAIR/MAINT	.23	6
RDS/GROUNDS	.06	7
SECURITY	.02	5
ADMINISTRATIVE	.61	7

*All line items are computed as stand alone figures. Columns will not add to match totals.

Cincinnati, OH

U.S. PRIVATE SECTOR
CINCINNATI
ALL DOWNTOWN

TOTAL BUILDING RENTABLE AREA: 23 BLDS 6,148,188 SQ.FT. — TOTAL OFFICE RENTABLE AREA: 5,794,567 SQ.FT.

INCOME	DOLLARS/SQ.FT. AVG	DOLLARS/SQ.FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	# BLDS	DOLLAR/SQ.FT. AVG	DOLLAR/SQ.FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA					21	10.53	9.22	5.64	12.12
RETAIL AREA	12.18	14.31	12.76	20.25	9				
OTHER AREA	4.65	4.88	3.76	6.81	5				
TOTAL RENT	10.52	9.64	5.51	12.26	22				
MISCELLANEOUS	.32	.26	.07	.62	13				
TOTAL INCOME	10.73	10.35	5.51	12.47	22				
EXPENSE									
CLEANING	.74	.69	.41	1.08	23	.78	.71	.41	1.00
REPAIR-MAINT	1.09	.76	.62	1.78	23	1.14	.79	.62	1.93
UTILITIES	1.42	1.35	.99	1.68	23	1.48	1.45	.99	2.12
RDS-GNDS-SEC	.28	.20	.10	.48	19	.28	.20	.10	.40
ADMINISTRATIVE	.59	.51	.33	.85	22	.59	.51	.33	.85
TOTAL OPER EXP	4.10	3.61	2.76	5.88	23	4.30	3.66	2.81	5.95
FIXED EXPENSES	1.10	.97	.66	1.09	22	1.10	.97	.66	1.09
TOTAL OPER+FIXED	5.19	4.60	3.76	6.53	23	5.32	4.77	3.77	6.91
LEASING EXP	1.32	.82	.25	1.99	14				
TOTAL PAYROLL	1.09	.72	.41	1.61	22				
TOTAL CONTRACT	.98	.89	.74	1.16	22				

		# BLDS			# BLDS
AVG SQFT OFC TEN	1763	19	AVG OFFICE OCCUPANCY	90.5	23
AVG SQFT RET TEN	2081	10	AVG RETAIL OCCUPANCY	92.0	14
AVG SQFT OFC WORK	237	18	AVG RATE YR-END RENT	14.04	21
			RENTABLE GROSS SQFT	.93	23

COMPONENT COSTS—TOTAL BUILDING RENTABLE AREA—MEDIAN DOLLARS/SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.68	22
PAYROLL	.73	9
CONTRACT	.49	20
SUP MAT MISC	.06	18
TRASH REMOVAL	.03	21
REPR MAINT TOTAL	.84	22
PAYROLL	.40	21
ELEVATOR	.17	21
HVAC	.13	21
ELECTRICAL	.04	22
STRUCT ROOF	.02	10
PLUMBING	.02	17
FIRE LIFE SFTY	.01	12
OTHER MAINT SUP	.12	19
UTILITIES TOTAL	1.32	22
ELECTRIC	1.02	22
GAS	.25	14
FUEL OIL	.01	1
PURCH STEAM	.42	2
PURCH CH WTR	.77	1
COAL		
WATER SEWER	.05	20
RDS GNDS SEC TOT	.20	19
RDS GNDS TOTAL	.02	13
RDS GNDS PAYRL	.03	1
RDS GNDS CONTR	.03	6
RDS GNDS OTHER	.01	11
SECURITY TOTAL	.18	18
SEC PAYROLL	.11	8
SEC CONTRACTS	.14	15
SEC OTHER	.01	8

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.51	22
PAYROLL	.23	16
MGMT FEES	.28	14
LEGAL FEES	.02	14
AUDIT FEES	.03	10
GEN OFC EXP	.05	17
OTHER ADM EXP	.03	13
FIXED EXP TOTAL	.88	21
REAL ESTATE TAX	.65	21
BUILDING INS	.16	21
PERS PROP TAX	.01	2
OTHER TAXES	.04	5
LEASING EXPENSES	.82	14
ADV PROMOTION	.05	10
COMM FEES	.20	10
TENANT ALTS	.66	12
BUY-OUTS	.31	2
TOTAL PAYROLL	.74	21
CLEANING	.73	9
REPAIR MAINT	.40	21
RDS GROUNDS	.03	1
SECURITY	.11	8
ADMINISTRATIVE	.23	16
TOTAL CONTRACTS	.91	21
CLEANING	.49	20
REPAIR MAINT	.21	16
RDS GROUNDS	.03	6
SECURITY	.14	15
ADMINISTRATIVE	.24	13

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U.S. PRIVATE SECTOR
CINCINNATI
DOWNTOWN LESS THAN 50,000 SQ.FT.

TOTAL BUILDING RENTABLE AREA: 3 BLDS 110,200 SQ.FT. — TOTAL OFFICE RENTABLE AREA: 98,700 SQ.FT.

INCOME	DOLLARS/SQ.FT. AVG	DOLLARS/SQ.FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	# BLDS	DOLLAR/SQ.FT. AVG	DOLLAR/SQ.FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA					3	7.87	8.25		
RETAIL AREA	25.60	25.60			1				
OTHER AREA									
TOTAL RENT	8.21	8.64			3				
MISCELLANEOUS	1.70	1.70			1				
TOTAL INCOME	8.83	10.35			3				
EXPENSE									
CLEANING	.65	.69			3	.72	.69		
REPAIR-MAINT	.90	.64			3	1.01	.64		
UTILITIES	1.47	1.45			3	1.54	1.65		
RDS-GNDS-SEC	.05	.05			2	.05	.05		
ADMINISTRATIVE	.66	.65			2	.66	.65		
TOTAL OPER EXP	3.53	3.05			3	3.84	3.35		
FIXED EXPENSES	.99	.78			3	.99	.78		
TOTAL OPER+FIXED	4.52	4.53			3	4.82	4.86		
LEASING EXP	2.56	2.58			2				
TOTAL PAYROLL	.37	.27			3				
TOTAL CONTRACT	.58	.73			3				

		# BLDS			# BLDS
AVG SQFT OFC TEN	2855	3	AVG OFFICE OCCUPANCY	86.8	3
AVG SQFT RET TEN	3833	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	577	1	AVG RATE YR-END RENT	10.50	3
			RENTABLE GROSS SQFT	.98	3

COMPONENT COSTS—TOTAL BUILDING RENTABLE AREA—MEDIAN DOLLARS/SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.47	2
PAYROLL	.12	1
CONTRACT	.57	1
SUP MAT MISC	.07	2
TRASH REMOVAL	.05	2
REPR MAINT TOTAL	1.17	2
PAYROLL	.43	2
ELEVATOR	.21	2
HVAC	.15	2
ELECTRICAL	.01	2
STRUCT ROOF	.08	1
PLUMBING	.01	2
FIRE LIFE SFTY	.01	1
OTHER MAINT SUP	.33	2
UTILITIES TOTAL	1.37	2
ELECTRIC	1.36	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.03	1
RDS GNDS SEC TOT	.05	2
RDS GNDS TOTAL	.02	1
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS GNDS OTHER	.02	1
SECURITY TOTAL	.04	2
SEC PAYROLL		
SEC CONTRACTS	.04	2
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.65	2
PAYROLL		
MGMT FEES	.29	2
LEGAL FEES	.27	2
AUDIT FEES	.04	1
GEN OFC EXP	.05	1
OTHER ADM EXP	.07	1
FIXED EXP TOTAL	.77	2
REAL ESTATE TAX	.56	2
BUILDING INS	.20	2
PERS PROP TAX		
OTHER TAXES	.02	1
LEASING EXPENSES	2.58	2
ADV PROMOTION	.11	2
COMM FEES	.84	2
TENANT ALTS	3.26	1
BUY-OUTS		
TOTAL PAYROLL	.49	2
CLEANING	.12	1
REPAIR MAINT	.43	2
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.50	2
CLEANING	.57	1
REPAIR MAINT		
RDS GROUNDS		
SECURITY	.04	2
ADMINISTRATIVE	.35	1

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Cincinnati, OH

U.S. PRIVATE SECTOR
CINCINNATI
DOWNTOWN 50,000 - 100,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	243,456 SQ.FT				157,361 SQ.FT			
	DOLLARS SQ.FT		MID RANGE		# BLDS	DOLLAR SQ.FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	5.45	5.56		
RETAIL AREA									
OTHER AREA	4.66	4.35			2				
TOTAL RENT	5.31	5.44			3				
MISCELLANEOUS									
TOTAL INCOME	5.31	5.44			3				
EXPENSE									
CLEANING	.89	.56			3	1.37	.66		
REPAIR MAINT	1.13	.67			3	1.74	.67		
UTILITIES	.78	.94			3	1.20	.94		
RDS GRDS SEC	.14	.14			2	.14	.14		
ADMINISTRATIVE	.55	.28			3	.55	.28		
TOTAL OPER EXP	3.43	2.24			3	5.30	2.24		
FIXED EXPENSES	.33	.33			2	.33	.33		
TOTAL OPER+FIXED	3.64	2.70			3	2.31	2.70		
LEASING EXP	.90	.96			2				
TOTAL PAYROLL	2.11	2.05			2				
TOTAL CONTRACT	.75	.77			3				

AVG SQFT OFC TEN	3847	2	AVG OFFICE OCCUPANCY	95.2	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	261	3	AVG RATE YR END RENT	7.73	3
			RENTABLE GROSS SQFT	.92	3

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.56	3	ADMIN TOTAL	.28	3
PAYROLL	1.10	1	PAYROLL	1.22	1
CONTRACT	.49	3	MGMT FEES	.27	1
SUP MAT MISC	.03	3	LEGAL FEES	.00	1
TRASH REMOVAL	.03	3	AUDIT FEES		
			GEN OFC EXP	.01	2
			OTHER ADM EXP	.04	3
REPR MAINT TOTAL	.67	3			
PAYROLL	.83	2	FIXED EXP TOTAL	.33	2
ELEVATOR	.05	3	REAL ESTATE TAX	.30	2
HVAC	.21	3	BUILDING INS	.04	2
ELECTRICAL	.05	3	PERS PROP TAX		
STRUCT ROOF	.01	3	OTHER TAXES		
PLUMBING	.01	3			
FIRE LIFE SFTY	.01	2	LEASING EXPENSES	.96	2
OTHER MAINT SUP	.05	3	ADV PROMOTION		
			COMM FEES	.74	1
UTILITIES TOTAL	.94	3	TENANT ALTS	.59	2
ELECTRIC	.66	3	BUY OUTS		
GAS	.10	3			
FUEL OIL	.01	1	TOTAL PAYROLL	2.05	2
PURCH STEAM	.18	1	CLEANING	1.10	1
PURCH CH WTR			REPAIR MAINT	.69	2
COAL			RDS GROUNDS		
WATER SEWER	.07	3	SECURITY		
			ADMINISTRATIVE	1.33	1
RDS GRDS SEC TOT	.14	2			
RDS GRDS TOTAL	.09	2	TOTAL CONTRACTS	.77	3
RDS GRDS PAYRL			CLEANING	.49	3
RDS GRDS CONTR	.03	2	REPAIR MAINT	.15	3
RDS GRDS OTHER	.08	2	RDS GROUNDS	.03	2
SECURITY TOTAL	.10	1	SECURITY	.10	1
SEC PAYROLL			ADMINISTRATIVE	.27	1
SEC CONTRACTS	.10	1			
SEC OTHER					

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U.S. PRIVATE SECTOR
CINCINNATI
DOWNTOWN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	936,057 SQ.FT				915,010 SQ.FT			
	DOLLARS SQ.FT		MID RANGE		# BLDS	DOLLAR SQ.FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	8.98	9.07	8.96	10.87
RETAIL AREA	14.44	14.55			3				
OTHER AREA									
TOTAL RENT	9.29	9.55	7.53	11.13	5				
MISCELLANEOUS	.21	.07	.02	.64	4				
TOTAL INCOME	9.47	9.57	7.59	11.74	5				
EXPENSE									
CLEANING	.80	.61	.51	.83	5	.62	.68	.51	.84
REPAIR MAINT	.98	.84	.66	1.66	5	1.00	.85	.67	1.78
UTILITIES	1.44	1.42	1.29	1.84	5	1.47	1.42	1.30	1.99
RDS GRDS SEC	.24	.19	.18	.30	5	.24	.19	.16	.30
ADMINISTRATIVE	.82	.70	.50	.90	5	.82	.70	.50	.90
TOTAL OPER EXP	3.89	3.64	3.35	5.37	5	3.97	3.64	3.38	5.75
FIXED EXPENSES	.87	.77	.66	1.03	5	.87	.77	.66	1.03
TOTAL OPER+FIXED	4.78	4.62	4.27	6.04	5	4.84	4.62	4.31	6.42
LEASING EXP	.79	.85	.52	1.48	4				
TOTAL PAYROLL	.73	.77	.60	1.05	5				
TOTAL CONTRACT	.89	.93	.88	1.41	5				

AVG SQFT OFC TEN	6373	5	AVG OFFICE OCCUPANCY	93.3	5
AVG SQFT RET TEN	1465	3	AVG RETAIL OCCUPANCY	99.8	3
AVG SQFT OFC WORK	334	4	AVG RATE YR END RENT	12.94	4
			RENTABLE GROSS SQFT	.55	5

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.61	5	ADMIN TOTAL	.70	5
PAYROLL	.07	1	PAYROLL	.34	4
CONTRACT	.51	5	MGMT FEES	.29	4
SUP MAT MISC	.05	5	LEGAL FEES	.02	4
TRASH REMOVAL	.03	5	AUDIT FEES	.04	3
			GEN OFC EXP	.09	4
			OTHER ADM EXP	.05	4
REPR MAINT TOTAL	.84	5			
PAYROLL	.34	5	FIXED EXP TOTAL	.77	5
ELEVATOR	.17	5	REAL ESTATE TAX	.43	5
HVAC	.14	5	BUILDING INS	.25	5
ELECTRICAL	.04	5	PERS PROP TAX	.02	1
STRUCT ROOF	.05	3	OTHER TAXES	.13	1
PLUMBING	.03	5			
FIRE LIFE SFTY	.02	5	LEASING EXPENSES	.85	4
OTHER MAINT SUP	.12	4	ADV PROMOTION	.08	3
			COMM FEES	.15	3
UTILITIES TOTAL	1.42	5	TENANT ALTS	.58	4
ELECTRIC	1.25	5	BUY OUTS		
GAS	.23	4			
FUEL OIL			TOTAL PAYROLL	.77	5
PURCH STEAM			CLEANING	.07	1
PURCH CH WTR			REPAIR MAINT	.34	5
COAL			RDS GROUNDS		
WATER SEWER	.07	4	SECURITY	.21	2
			ADMINISTRATIVE	.34	4
RDS GRDS SEC TOT	.19	5			
RDS GRDS TOTAL	.05	4	TOTAL CONTRACTS	.93	5
RDS GRDS PAYRL			CLEANING	.51	5
RDS GRDS CONTR	.02	2	REPAIR MAINT	.21	3
RDS GRDS OTHER	.08	3	RDS GROUNDS	.02	2
SECURITY TOTAL	.17	5	SECURITY	.12	4
SEC PAYROLL	.21	2	ADMINISTRATIVE	.79	4
SEC CONTRACTS	.12	4			
SEC OTHER	.02	1			

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Cincinnati, OH

U.S. PRIVATE SECTOR CINCINNATI DOWNTOWN 300,000 - 600,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA: 9 BLDS 3,961,609 SQ.FT. DOLLARS SQ.FT. AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA: 3,790,210 SQ.FT. DOLLAR SQ.FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA					8	10.04	11.60	7.30	12.12
RETAIL AREA	5.38	14.35			2				
OTHER AREA	4.29	4.29			1				
TOTAL RENT	10.15	11.82	7.04	12.55	8				
MISCELLANEOUS	.32	.28	.06	.62	6				
TOTAL INCOME	10.39	12.10	7.04	12.82	8				
EXPENSE									
CLEANING	.79	.76	.27	1.03	9	.81	.78	.27	1.05
REPAIR-MAINT	1.15	.72	.62	2.07	9	1.18	.74	.64	2.21
UTILITIES	1.42	1.38	.88	2.39	9	1.46	1.38	.90	2.53
RDS GNDS SEC	.31	.32	.14	.47	9	.31	.32	.14	.47
ADMINISTRATIVE	.55	.49	.33	.70	9	.55	.49	.33	.70
TOTAL OPER EXP	4.22	3.58	2.49	5.95	9	4.35	3.69	2.55	6.15
FIXED EXPENSES	1.12	1.00	.68	1.20	9	1.12	1.00	.68	1.20
TOTAL OPER+FIXED	5.34	4.58	3.64	6.06	9	5.47	4.68	3.69	6.50
LEASING EXP	1.61	.75	.14	3.75	4				
TOTAL PAYROLL	1.25	1.48	.41	1.92	9				
TOTAL CONTRACT	.92	.98	.76	1.17	8				

		# BLDS			# BLDS
AVG SQFT OFC TEN	1229	8	AVG OFFICE OCCUPANCY	88.7	9
AVG SQFT RET TEN	2128	4	AVG RETAIL OCCUPANCY	85.3	6
AVG SQFT OFC WORK	216	9	AVG RATE YR END RENT	16.85	6
			RENTABLE GROSS SQFT	.93	9

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.78	9	ADMIN TOTAL	.49	9
PAYROLL	.75	6	PAYROLL	.20	6
CONTRACT	.13	8	MGMT FEES	.29	4
SUP MAT MISC	.06	7	LEGAL FEES	.02	4
TRASH REMOVAL	.04	8	AUDIT FEES	.03	3
			GEN OFC EXP	.03	7
REPR MAINT TOTAL	.72	9	OTHER ADM EXP	.03	5
PAYROLL	.43	9			
ELEVATOR	.16	8	FIXED EXP TOTAL	1.00	9
HVAC	.13	8	REAL ESTATE TAX	.93	9
ELECTRICAL	.02	9	BUILDING INS	.12	9
STRUCT ROOF	.00	3	PERS PROP TAX	.00	1
PLUMBING	.03	6	OTHER TAXES		
FIRE LIFE SFTY	.01	4			
OTHER MAINT SUP	.13	7	LEASING EXPENSES	.75	4
			ADV PROMOTION	.01	3
UTILITIES TOTAL	1.38	9	COMM FEES	.57	2
ELECTRIC	1.00	9	TENANT ALTS	1.11	3
GAS	.35	5	BUY OUTS	.31	2
FUEL OIL					
PURCH STEAM	.67	1	TOTAL PAYROLL	1.48	9
PURCH CH WTR	.77	1	CLEANING	.75	6
COAL			REPAIR MAINT	.43	9
WATER SEWER	.04	9	RDS GROUNDS	.03	1
			SECURITY	.05	5
RDS GNDS SEC TOT	.32	9	ADMINISTRATIVE	.20	3
RDS GNDS TOTAL	.01	6			
RDS GNDS PAYRL	.03	1	TOTAL CONTRACTS	.98	8
RDS GNDS CONTR	.03	2	CLEANING	.13	8
RDS GNDS OTHER	.01	5	REPAIR MAINT	.21	7
SECURITY TOTAL	.32	9	RDS GROUNDS	.03	2
SEC PAYROLL	.05	5	SECURITY	.34	7
SEC CONTRACTS	.34	7	ADMINISTRATIVE	.08	6
SEC OTHER	.01	7			

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U.S. PRIVATE SECTOR CINCINNATI ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA: 27 BLDS 1,450,110 SQ.FT. DOLLARS SQ.FT. AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA: 1,344,844 SQ.FT. DOLLAR SQ.FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA					27	8.52	8.64	6.58	10.78
RETAIL AREA	12.01	12.01			3				
OTHER AREA	3.16	3.16			1				
TOTAL RENT	9.37	9.31	6.21	11.56	27				
MISCELLANEOUS	.33	.10	.01	.45	20				
TOTAL INCOME	9.65	9.31	6.31	11.86	27				
EXPENSE									
CLEANING	.58	.62	.49	.79	27	.63	.62	.51	.79
REPAIR-MAINT	.63	.61	.39	.95	26	.68	.61	.39	1.05
UTILITIES	1.37	1.55	.99	1.75	27	1.48	1.55	1.25	1.75
RDS GNDS SEC	.26	.20	.09	.32	22	.26	.20	.09	.32
ADMINISTRATIVE	.56	.51	.38	.73	27	.56	.51	.38	.73
TOTAL OPER EXP	3.30	3.47	2.43	4.33	27	3.55	3.77	2.81	4.53
FIXED EXPENSES	.61	.63	.39	.82	27	.61	.63	.39	.87
TOTAL OPER+FIXED	3.91	3.87	3.07	5.23	27	4.17	4.25	3.33	5.41
LEASING EXP	.32	.20	.10	.54	18				
TOTAL PAYROLL	.31	.26	.21	.44	22				
TOTAL CONTRACT	.82	.91	.54	1.43	24				

		# BLDS			# BLDS
AVG SQFT OFC TEN	3977	21	AVG OFFICE OCCUPANCY	86.2	27
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	100.0	3
AVG SQFT OFC WORK	261	19	AVG RATE YR END RENT	11.30	24
			RENTABLE GROSS SQFT	.95	27

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.76	20	ADMIN TOTAL	.65	20
PAYROLL			PAYROLL	.24	14
CONTRACT	.65	20	MGMT FEES	.38	20
SUP MAT MISC	.07	20	LEGAL FEES	.06	4
TRASH REMOVAL	.03	17	AUDIT FEES	.11	4
			GEN OFC EXP	.05	19
REPR MAINT TOTAL	.91	19	OTHER ADM EXP	.10	14
PAYROLL	.20	5			
ELEVATOR	.06	18	FIXED EXP TOTAL	.72	20
HVAC	.30	18	REAL ESTATE TAX	.57	20
ELECTRICAL	.04	17	BUILDING INS	.18	20
STRUCT ROOF	.00	16	PERS PROP TAX	.02	1
PLUMBING	.02	16	OTHER TAXES	.00	1
FIRE LIFE SFTY	.15	13			
OTHER MAINT SUP	.33	15	LEASING EXPENSES	.19	11
			ADV PROMOTION	.05	8
UTILITIES TOTAL	1.62	20	COMM FEES	.18	6
ELECTRIC	1.38	20	TENANT ALTS	.08	3
GAS	.47	5	BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.25	18
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.20	5
WATER SEWER	.05	20	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.22	18	ADMINISTRATIVE	.24	14
RDS GNDS TOTAL	.19	16			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.03	20
RDS GNDS CONTR	.17	17	CLEANING	.65	20
RDS GNDS OTHER	.11	12	REPAIR MAINT	.33	6
SECURITY TOTAL	.04	2	RDS GROUNDS	.17	17
SEC PAYROLL			SECURITY	.06	11
SEC CONTRACTS	.06	1	ADMINISTRATIVE	.38	7
SEC OTHER	.03	1			

All line items are computed as stand alone figures. Columns will not add to match totals.

Cincinnati, OH

U.S. PRIVATE SECTOR
CINCINNATI
SUBURBAN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	120,587 SQ FT				120,587 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	9.05	10.01	8.28	11.45
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9.05	10.01	8.28	11.45	4				
MISCELLANEOUS	.17	.09			3				
TOTAL INCOME	9.17	10.48	8.28	11.96	4				
EXPENSE									
CLEANING	.61	.60	.50	.86	4	.61	.60	.50	.86
REPAIR-MAINT	.49	.51	.41	.74	4	.49	.51	.41	.74
UTILITIES	.97	1.13	.38	1.72	4	.97	1.13	.38	1.72
RDS GNDS SEC	.13	.11			3	.13	.11		
ADMINISTRATIVE	.40	.40	.30	.73	4	.40	.40	.30	.73
TOTAL OPER EXP	2.56	3.01	2.06	3.78	4	2.56	3.01	2.06	3.78
FIXED EXPENSES	.56	.57	.36	1.02	4	.56	.57	.36	1.02
TOTAL OPER+FIXED	3.12	3.37	2.57	4.65	4	3.12	3.37	2.57	4.65
LEASING EXP	.42	.16	.06	.55	4				
TOTAL PAYROLL	.55	.55			1				
TOTAL CONTRACT	1.20	1.70			3				

AVG SQFT OFC TEN	1371	3	AVG OFFICE OCCUPANCY	90.2	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	162	1	AVG RATE YR END RENT	11.88	3
			RENTABLE GROSS SQFT	.96	4

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.86	2	ADMIN TOTAL	.73	2
PAYROLL			PAYROLL		
CONTRACT	.78	2	MGMT FEES	.45	2
SUP MAT MISC	.05	2	LEGAL FEES		
TRASH REMOVAL	.04	2	AUDIT FEES	.21	1
			GEN OFC EXP	.06	2
			OTHER ADM EXP	.24	1
REPR MAINT TOTAL	.74	2			
PAYROLL			FIXED EXP TOTAL	.87	2
ELEVATOR	.06	2	REAL ESTATE TAX	.61	2
HVAC	.18	2	BUILDING INS	.26	2
ELECTRICAL	.00	1	PERS PROP TAX	.02	1
STRUCT ROOF	.10	1	OTHER TAXES		
PLUMBING	.17	1			
FIRE LIFE SFTY	.15	1	LEASING EXPENSES	.16	2
OTHER MAINT SUP	.57	1	ADV PROMOTION	.08	2
			COMM FEES	.17	1
UTILITIES TOTAL	1.29	2	TENANT ALTS		
ELECTRIC	.92	2			
GAS	.42	1	BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER	.18	2	RDS GROUNDS		
			SECURITY		
			ADMINISTRATIVE		
RDS GNDS SEC TOT	.18	2			
RDS GNDS TOTAL	.13	2	TOTAL CONTRACTS	1.73	2
RDS GNDS PAYRL			CLEANING	.78	2
RDS GNDS CONTR	.08	2	REPAIR MAINT	.30	2
RDS GNDS OTHER	.04	2	RDS GROUNDS	.08	2
SECURITY TOTAL	.06	1	SECURITY	.08	1
SEC PAYROLL			ADMINISTRATIVE	.55	2
SEC CONTRACTS	.08	1			
SEC OTHER					

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U.S. PRIVATE SECTOR
CINCINNATI
SUBURBAN 50,000 - 100,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	196,005 SQ FT				196,005 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	8.40	6.78		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8.40	6.78			3				
MISCELLANEOUS	.01	.01			2				
TOTAL INCOME	8.41	6.79			3				
EXPENSE									
CLEANING	.61	.59			3	.61	.59		
REPAIR-MAINT	.79	.80			2	.79	.80		
UTILITIES	1.65	1.72			3	1.65	1.72		
RDS GNDS SEC	.18	.15			2	.18	.15		
ADMINISTRATIVE	.48	.37			3	.48	.37		
TOTAL OPER EXP	3.29	3.17			3	3.29	3.17		
FIXED EXPENSES	.78	.74			3	.78	.74		
TOTAL OPER+FIXED	4.08	3.49			3	4.08	3.49		
LEASING EXP	.32	.29			3				
TOTAL PAYROLL	.32	.30			3				
TOTAL CONTRACT	.75	.87			3				

AVG SQFT OFC TEN	4055	3	AVG OFFICE OCCUPANCY	91.0	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	274	2	AVG RATE YR END RENT	10.67	3
			RENTABLE GROSS SQFT	.92	3

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.65	2	ADMIN TOTAL	.49	2
PAYROLL			PAYROLL	.20	1
CONTRACT	.53	2	MGMT FEES	.32	2
SUP MAT MISC	.09	2	LEGAL FEES		
TRASH REMOVAL	.02	2	AUDIT FEES		
			GEN OFC EXP	.01	1
			OTHER ADM EXP	.12	1
REPR MAINT TOTAL	1.21	1			
PAYROLL	.30	1	FIXED EXP TOTAL	1.03	2
ELEVATOR	.17	1	REAL ESTATE TAX	.81	2
HVAC	.37	1	BUILDING INS	.21	2
ELECTRICAL	.04	1	PERS PROP TAX		
STRUCT ROOF			OTHER TAXES		
PLUMBING					
FIRE LIFE SFTY			LEASING EXPENSES	.17	2
OTHER MAINT SUP	.33	1	ADV PROMOTION	.04	2
			COMM FEES	.28	1
UTILITIES TOTAL	1.74	2	TENANT ALTS		
ELECTRIC	1.49	2			
GAS	.40	1	BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.25	2
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.30	1
WATER SEWER	.05	2	RDS GROUNDS		
			SECURITY		
			ADMINISTRATIVE	.20	1
RDS GNDS SEC TOT	.20	1			
RDS GNDS TOTAL	.17	1	TOTAL CONTRACTS	.79	2
RDS GNDS PAYRL			CLEANING	.53	2
RDS GNDS CONTR			REPAIR MAINT	.20	1
RDS GNDS OTHER	.17	1	RDS GROUNDS		
SECURITY TOTAL	.03	1	SECURITY		
SEC PAYROLL			ADMINISTRATIVE	.34	1
SEC CONTRACTS					
SEC OTHER	.03	1			

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Cincinnati, OH
Cleveland, OH

U.S. PRIVATE SECTOR
CINCINNATI
SUBURBAN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	482,184 SQ.FT.				377,184 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	9.09	8.54		
RETAIL AREA									
OTHER AREA	3.16	3.16			1				
TOTAL RENT	7.01	5.57			3				
MISCELLANEOUS	25	03			3				
TOTAL INCOME	7.27	6.18			3				
EXPENSE									
CLEANING	33	22			3	42	50		
REPAIR-MAINT	67	69			3	86	69		
UTILITIES	1.12	1.45			3	1.44	1.45		
RDS. GNDS. SEC	24	22			2	24	22		
ADMINISTRATIVE	44	50			3	44	50		
TOTAL OPER EXP	2.70	2.23			3	3.46	3.77		
FIXED EXPENSES	55	57			3	55	57		
TOTAL OPER+FIXED	3.26	2.84			3	4.01	4.34		
LEASING EXP	39	26			3				
TOTAL PAYROLL	36	36			3				
TOTAL CONTRACT	59	34			3				

AVG SQFT OFC TEN	2112	3	AVG OFFICE OCCUPANCY	90.2	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	9735	1	AVG RATE YR-END RENT	10.59	3
			RENTABLE GROSS SQFT	95	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	22	1	ADMIN TOTAL	50	1
PAYROLL			PAYROLL	23	1
CONTRACT	18	1	MGMT FEES	15	1
SUP MAT MISC	02	1	LEGAL FEES	02	1
TRASH REMOVAL	02	1	AUDIT FEES		
			GEN OFC EXP	11	1
			OTHER ADM EXP		
REPR MAINT TOTAL	95	1			
PAYROLL	14	1	FIXED EXP TOTAL	38	1
ELEVATOR			REAL ESTATE TAX	30	1
HVAC			BUILDING INS	08	1
ELECTRICAL			PERS PROP TAX		
STRUCT ROOF			OTHER TAXES	00	1
PLUMBING					
FIRE LIFE SFTY			LEASING EXPENSES	20	1
OTHER MAINT SUP	82	1	ADV PROMOTION	17	1
			COMM FEES	03	1
UTILITIES TOTAL	55	1	TENANT ALTS		
ELECTRIC	50	1	BUY-OUTS		
GAS					
FUEL OIL			TOTAL PAYROLL	36	1
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT	14	1
COAL			RDS GROUNDS		
WATER SEWER	05	1	SECURITY		
			ADMINISTRATIVE	23	1
RDS GNDS SEC TOT					
RDS GNDS TOTAL			TOTAL CONTRACTS	34	1
RDS GNDS PAYRL			CLEANING	18	1
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE	17	1
SEC CONTRACTS					
SEC OTHER					

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U.S. PRIVATE SECTOR
CLEVELAND
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	37 BLDS	8,467,660 SQ.FT.				7,686,686 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					35	7.48	4.56	3.31	10.45
RETAIL AREA	8.93	8.37	5.45	14.63	18				
OTHER AREA	3.41	3.82	1.79	4.72	14				
TOTAL RENT	7.25	4.32	3.15	9.94	36				
MISCELLANEOUS	1.00	94	13	1.64	23				
TOTAL INCOME	7.99	4.32	3.15	11.30	36				
EXPENSE									
CLEANING	85	92	52	1.20	22	95	92	60	1.20
REPAIR-MAINT	92	62	09	1.00	37	1.01	68	09	1.19
UTILITIES	1.51	1.38	11	2.00	34	1.65	1.44	11	2.36
RDS. GNDS. SEC	32	16	08	33	35	32	16	08	33
ADMINISTRATIVE	47	22	12	72	37	47	22	12	72
TOTAL OPER EXP	3.92	3.12	51	5.29	37	4.29	3.46	51	5.85
FIXED EXPENSES	1.38	72	40	1.37	37	1.38	72	40	1.37
TOTAL OPER+FIXED	5.30	4.22	89	7.33	37	5.68	4.40	89	7.39
LEASING EXP	56	11	03	31	33				
TOTAL PAYROLL	1.35	1.71	67	2.54	14				
TOTAL CONTRACT	1.23	72	25	1.43	37				

AVG SQFT OFC TEN	10683	34	AVG OFFICE OCCUPANCY	90.7	37
AVG SQFT RET TEN	1444	14	AVG RETAIL OCCUPANCY	90.6	17
AVG SQFT OFC WORK	269	16	AVG RATE YR-END RENT	9.52	34
			RENTABLE GROSS SQFT	96	37

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	92	20	ADMIN TOTAL	55	20
PAYROLL	26	8	PAYROLL	21	13
CONTRACT	68	20	MGMT FEES	34	13
SUP MAT MISC	01	16	LEGAL FEES	03	10
TRASH REMOVAL	04	18	AUDIT FEES	05	8
			GEN OFC EXP	03	17
			OTHER ADM EXP	13	17
REPR MAINT TOTAL	91	20			
PAYROLL	47	14	FIXED EXP TOTAL	1.34	20
ELEVATOR	18	19	REAL ESTATE TAX	1.08	20
HVAC	16	19	BUILDING INS	17	20
ELECTRICAL	02	17	PERS PROP TAX	00	9
STRUCT ROOF	07	13	OTHER TAXES	01	9
PLUMBING	01	19			
FIRE LIFE SFTY	02	7	LEASING EXPENSES	27	16
OTHER MAINT SUP	22	19	ADV PROMOTION	00	7
			COMM FEES	09	13
UTILITIES TOTAL	1.94	20	TENANT ALTS	24	13
ELECTRIC	1.39	20	BUY-OUTS	04	1
GAS	18	11			
FUEL OIL			TOTAL PAYROLL	1.71	14
PURCH STEAM	41	12	CLEANING	26	8
PURCH CH WTR			REPAIR MAINT	47	14
COAL			RDS GROUNDS		
WATER SEWER	08	19	SECURITY	62	6
			ADMINISTRATIVE	21	13
RDS GNDS SEC TOT	32	18			
RDS GNDS TOTAL	03	9	TOTAL CONTRACTS	1.42	20
RDS GNDS PAYRL			CLEANING	68	20
RDS GNDS CONTR	03	6	REPAIR MAINT	58	14
RDS GNDS OTHER	00	3	RDS GROUNDS	03	6
SECURITY TOTAL	32	17	SECURITY	21	14
SEC PAYROLL	62	6	ADMINISTRATIVE	30	16
SEC CONTRACTS	21	14			
SEC OTHER	01	6			

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U.S. PRIVATE SECTOR
CLEVELAND
DOWNTOWN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 175,344 SQ.FT.					164,919 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	4.63	3.66	3.31	7.11
RETAIL AREA	28.23	28.23			1				
OTHER AREA									
TOTAL RENT	6.04	3.66	3.31	9.61	5				
MISCELLANEOUS	1.36	1.40			2				
TOTAL INCOME	6.64	3.72	3.31	10.97	5				
EXPENSE									
CLEANING	.92	.92			1	.92	.92		
REPAIR-MAINT	.79	.06	.03	1.78	5	.79	.06	.03	1.78
UTILITIES	1.07	.03			3	1.07	.03		
RDS. GNDS/SEC	.24	.15	.00	.50	5	.24	.15	.00	.50
ADMINISTRATIVE	.57	.13	.11	1.17	5	.57	.13	.11	1.17
TOTAL OPER EXP	2.45	.36	.16	5.39	5	2.50	.36	.16	5.96
FIXED EXPENSES	.57	.48	.19	1.07	5	.57	.48	.19	1.07
TOTAL OPER+FIXED	3.01	.89	.44	6.34	5	3.07	.89	.44	6.92
LEASING EXP	.09	.11	.06	.13	5				
TOTAL PAYROLL	3.92	3.92			1				
TOTAL CONTRACT	.51	.25	.10	.98	5				

AVG SQFT/OFC TEN	4689	5	AVG OFFICE OCCUPANCY	99.5	5
AVG SQFT/RET TEN	1158	1	AVG RETAIL OCCUPANCY	00.0	1
AVG SQFT/OFC WORK	205	1	AVG RATE YR-END RENT	5.13	5
			RENTABLE GROSS SQFT	1.00	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.92	1
PAYROLL	.22	1
CONTRACT	.61	1
SUP MAT MISC	.02	1
TRASH REMOVAL	.07	1
REPR MAINT TOTAL	3.00	1
PAYROLL	1.61	1
ELEVATOR	.15	1
HVAC	.19	1
ELECTRICAL		
STRUCT ROOF	.21	1
PLUMBING	.24	1
FIRE LIFE SFTY	.17	1
OTHER MAINT SUP	.46	1
UTILITIES TOTAL	2.96	1
ELECTRIC	1.81	1
GAS	.55	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.60	1
RDS. GNDS. SEC TOT	.63	1
RDS. GNDS TOTAL		
RDS. GNDS PAYRL		
RDS. GNDS CONTR		
RDS. GNDS OTHER		
SECURITY TOTAL	.63	1
SEC PAYROLL	.63	1
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	2.19	1
PAYROLL	1.26	1
MGMT FEES		
LEGAL FEES		
AUDIT FEES	.17	1
GEN OFC EXP	.43	1
OTHER ADM EXP	.34	1
FIXED EXP TOTAL	1.42	1
REAL ESTATE TAX	1.20	1
BUILDING INS	.23	1
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION	.01	1
COMM FEES		
TENANT ALTS	.00	1
BUY OUTS	.00	1
TOTAL PAYROLL	3.92	1
CLEANING	.22	1
REPAIR MAINT	1.61	1
RDS GROUNDS		
SECURITY	.63	1
ADMINISTRATIVE	1.26	1
TOTAL CONTRACTS	1.70	1
CLEANING	.61	1
REPAIR MAINT	.93	1
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE	.17	1

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U.S. PRIVATE SECTOR
CLEVELAND
DOWNTOWN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 413,873 SQ.FT.					413,873 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	3.22	3.23	2.23	3.99
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3.22	3.23	2.23	3.99	4				
MISCELLANEOUS									
TOTAL INCOME	3.22	3.23	2.23	3.99	4				
EXPENSE									
CLEANING	.39	.39			1	.39	.39		
REPAIR-MAINT	.93	.10	.06	2.09	5	.93	.10	.06	2.09
UTILITIES	.81	.10	.03	1.44	4	.81	.10	.03	1.44
RDS. GNDS. SEC	.22	.10	.04	.44	5	.22	.10	.04	.44
ADMINISTRATIVE	.26	.12	.12	.44	5	.26	.12	.12	.44
TOTAL OPER EXP	2.12	.59	.23	4.50	5	2.12	.59	.23	4.50
FIXED EXPENSES	.51	.45	.26	.75	5	.51	.45	.26	.75
TOTAL OPER+FIXED	2.63	.83	.64	5.20	5	2.63	.83	.64	5.20
LEASING EXP	.04	.05	.02	.08	4				
TOTAL PAYROLL	2.77	2.77			1				
TOTAL CONTRACT	.37	.20	.14	.66	5				

AVG SQFT OFC TEN	37773	4	AVG OFFICE OCCUPANCY	94.8	5
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	146	1	AVG RATE YR-END RENT	3.16	4
			RENTABLE GROSS SQFT	1.00	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.39	1
PAYROLL		
CONTRACT	.06	1
SUP MAT MISC	.13	1
TRASH REMOVAL	.20	1
REPR MAINT TOTAL	3.79	1
PAYROLL	2.28	1
ELEVATOR	.08	1
HVAC	.81	1
ELECTRICAL	.47	1
STRUCT ROOF	.02	1
PLUMBING	.01	1
FIRE LIFE SFTY	.09	1
OTHER MAINT SUP	.03	1
UTILITIES TOTAL	2.73	1
ELECTRIC	1.69	1
GAS		
FUEL OIL		
PURCH STEAM	.97	1
PURCH CH WTR		
COAL		
WATER SEWER	.08	1
RDS GNDS SEC TOT	.73	1
RDS GNDS TOTAL	.00	1
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS GNDS OTHER	.00	1
SECURITY TOTAL	.72	1
SEC PAYROLL		
SEC CONTRACTS	.70	1
SEC OTHER	.02	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.72	1
PAYROLL	.48	1
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.07	1
OTHER ADM EXP	.17	1
FIXED EXP TOTAL	.95	1
REAL ESTATE TAX	.80	1
BUILDING INS	.15	1
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY OUTS		
TOTAL PAYROLL	2.77	1
CLEANING		
REPAIR MAINT	2.28	1
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE	.48	1
TOTAL CONTRACTS	1.04	1
CLEANING	.06	1
REPAIR MAINT	.28	1
RDS GROUNDS		
SECURITY	.70	1
ADMINISTRATIVE		

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Cleveland, OH

U.S. PRIVATE SECTOR
CLEVELAND
DOWNTOWN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA 9 BLDS 1,580,624 SQ.FT. DOLLARS SQ. FT. AVG	 MEDIAN	 MID RANGE LOW	 HIGH	 # BLDS	TOTAL OFFICE RENTABLE AREA 1,488,003 SQ.FT. DOLLAR SQ. FT. AVG	 MEDIAN	 MID RANGE LOW	 HIGH
OFFICE AREA					8	7.38	7.01	3.83	9.53
RETAIL AREA	8.29	8.09	6.89	9.05	5				
OTHER AREA	12.07	5.95	3.82		8				
TOTAL RENT	7.07	6.27	2.70	9.56	9				
MISCELLANEOUS	1.70	1.55	.70	2.38	8				
TOTAL INCOME	8.22	7.87	2.61	11.69	9				
EXPENSE									
CLEANING	1.12	1.17	.61	1.45	8	1.20	1.19	.73	1.49
REPAIR-MAINT	1.24	.75	.21	1.77	9	1.30	.75	.21	1.94
UTILITIES	1.82	1.87	.21	2.25	9	1.68	2.04	.21	2.53
RDS/GRDS SEC	.25	.31	.09	.37	7	.25	.31	.09	.37
ADMINISTRATIVE	.70	.52	.17	.97	9	.70	.52	.17	.97
TOTAL OPER EXP	4.57	4.47	.69	6.61	9	4.79	5.73	.69	7.02
FIXED EXPENSES	.82	.78	.40	1.31	9	.82	.78	.40	1.31
TOTAL OPER+FIXED	5.39	4.88	1.10	7.96	9	5.62	6.13	1.10	6.17
LEASING EXP	.31	.21	.09	.27	8				
TOTAL PAYROLL	2.28	2.31	1.52	2.78	4				
TOTAL CONTRACT	1.22	1.19	.25	1.75	9				

AVG SQFT/OFC TEN	7915	7	AVG OFFICE OCCUPANCY	92.1	9
AVG SQFT/RET TEN	1289	3	AVG RETAIL OCCUPANCY	92.8	8
AVG SQFT/OFC WORK	299	4	AVG RATE YR-END RENT	8.84	7
			RENTABLE GROSS SQFT	.96	9

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.17	6	ADMIN TOTAL	.83	6
PAYROLL	.30	3	PAYROLL	.29	4
CONTRACT	.87	6	MGMT FEES	.38	5
SUP MAT MISC	.01	6	LEGAL FEES	.03	2
TRASH REMOVAL	.04	6	AUDIT FEES	.18	3
			GEN OFC EXP	.05	4
REPR MAINT TOTAL	.91	6	OTHER ADM EXP	.10	4
PAYROLL	1.12	4			
ELEVATOR	.16	6	FIXED EXP TOTAL	1.00	6
HVAC	.08	6	REAL ESTATE TAX	.68	6
ELECTRICAL	.02	6	BUILDING INS	.31	6
STRUCT ROOF	.11	2	PERS PROP TAX	.00	3
PLUMBING	.03	6	OTHER TAXES	.01	1
FIRE LIFE SFTY	.00	1			
OTHER MAINT SUP	.25	6	LEASING EXPENSES	.24	5
			ADV PROMOTION		
UTILITIES TOTAL	2.00	6	COMM FEES	.13	3
ELECTRIC	1.49	6	TENANT ALTS	.24	5
GAS	.02	1	BUY-OUTS	.04	1
FUEL OIL					
PURCH STEAM	.38	6	TOTAL PAYROLL	2.31	4
PURCH CH WTR			CLEANING	.30	3
COAL			REPAIR MAINT	1.12	4
WATER SEWER	.16	6	RDS GROUNDS		
			SECURITY	.33	1
RDS GRDS SEC TOT	.35	4	ADMINISTRATIVE	.29	4
RDS GRDS TOTAL	.03	3			
RDS GRDS PAYRL			TOTAL CONTRACTS	1.42	6
RDS GRDS CONTR	.03	2	CLEANING	.87	6
RDS GRDS OTHER	.01	1	REPAIR MAINT	.19	5
SECURITY TOTAL	.33	4	RDS GROUNDS	.03	2
SEC PAYROLL	.33	1	SECURITY	.33	3
SEC CONTRACTS	.33	3	ADMINISTRATIVE	.36	5
SEC OTHER	.01	1			

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U.S. PRIVATE SECTOR
CLEVELAND
DOWNTOWN 300,000 - 600,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA 7 BLDS 3,282,492 SQ FT. DOLLARS SQ. FT. AVG	 MEDIAN	 MID RANGE LOW	 HIGH	 # BLDS	TOTAL OFFICE RENTABLE AREA 2,981,257 SQ.FT. DOLLAR SQ. FT. AVG	 MEDIAN	 MID RANGE LOW	 HIGH
OFFICE AREA					7	11.28	10.67	8.69	11.48
RETAIL AREA	5.08	4.82	4.13	17.69	7				
OTHER AREA	4.94	2.29	1.66	38.08	4				
TOTAL RENT	10.68	10.15	7.99	12.94	7				
MISCELLANEOUS	.89	.80	.19	1.05	7				
TOTAL INCOME	11.77	11.66	8.04	13.99	7				
EXPENSE									
CLEANING	.88	.92	.80	1.22	7	.95	1.05	.64	1.24
REPAIR-MAINT	.98	1.00	.80	1.18	7	1.08	1.02	.81	1.35
UTILITIES	1.79	1.88	.87	2.10	7	1.97	1.95	1.01	2.24
RDS/GRDS SEC	.20	.21	.10	.26	7	.20	.21	.10	.26
ADMINISTRATIVE	.61	.46	.43	.93	7	.61	.46	.43	.93
TOTAL OPER EXP	4.45	4.36	4.13	5.29	7	4.90	5.03	4.21	6.05
FIXED EXPENSES	1.23	1.34	.54	1.65	7	1.23	1.34	.54	1.65
TOTAL OPER+FIXED	5.68	5.92	4.89	6.63	7	6.13	5.97	5.61	7.39
LEASING EXP	1.08	.62	.17	3.21	6				
TOTAL PAYROLL	.73	.55	.42	1.09	4				
TOTAL CONTRACT	1.75	1.76	1.27	2.46	7				

AVG SQFT/OFC TEN	6689	7	AVG OFFICE OCCUPANCY	90.0	7
AVG SQFT/RET TEN	3299	5	AVG RETAIL OCCUPANCY	99.9	5
AVG SQFT/OFC WORK	258	5	AVG RATE YR-END RENT	14.39	7
			RENTABLE GROSS SQFT	.91	7

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.92	7	ADMIN TOTAL	.46	7
PAYROLL	1.13	1	PAYROLL	.11	3
CONTRACT	.78	7	MGMT FEES	.25	7
SUP MAT MISC	.00	4	LEGAL FEES	.03	5
TRASH REMOVAL	.03	5	AUDIT FEES	.03	4
			GEN OFC EXP	.02	7
REPR MAINT TOTAL	1.00	7	OTHER ADM EXP	.08	7
PAYROLL	.40	4			
ELEVATOR	.25	7	FIXED EXP TOTAL	1.34	7
HVAC	.18	7	REAL ESTATE TAX	1.25	7
ELECTRICAL	.02	5	BUILDING INS	.13	7
STRUCT ROOF	.08	5	PERS PROP TAX	.00	2
PLUMBING	.01	7	OTHER TAXES	.01	5
FIRE LIFE SFTY	.02	1			
OTHER MAINT SUP	.17	7	LEASING EXPENSES	.62	6
			ADV PROMOTION	.00	4
UTILITIES TOTAL	1.88	7	COMM FEES	.22	5
ELECTRIC	1.37	7	TENANT ALTS	.37	6
GAS	.04	4	BUY-OUTS		
FUEL OIL					
PURCH STEAM	.38	5	TOTAL PAYROLL	.55	4
PURCH CH WTR			CLEANING	1.13	1
COAL			REPAIR MAINT	.40	4
WATER SEWER	.07	6	RDS GROUNDS		
			SECURITY		
RDS GRDS SEC TOT	.21	7	ADMINISTRATIVE	.11	3
RDS GRDS TOTAL	.04	4			
RDS GRDS PAYRL			TOTAL CONTRACTS	1.76	7
RDS GRDS CONTR	.05	3	CLEANING	.78	7
RDS GRDS OTHER	.00	1	REPAIR MAINT	.66	6
SECURITY TOTAL	.19	7	RDS GROUNDS	.05	3
SEC PAYROLL			SECURITY	.19	7
SEC CONTRACTS	.19	7	ADMINISTRATIVE	.37	6
SEC OTHER	.01	1			

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Cleveland, OH

U.S. PRIVATE SECTOR
CLEVELAND
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS 522,697 SQ FT					522,697 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					12	11.04	11.31	8.26	15.28
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11.04	11.31	8.26	15.28	12				
MISCELLANEOUS	.67	.50	.08	1.12	11				
TOTAL INCOME	11.65	11.74	8.98	15.65	12				
EXPENSE									
CLEANING	.80	.97	.77	1.19	12	.80	.97	.77	1.19
REPAIR MAINT	1.01	1.07	.71	1.68	12	1.01	1.07	.71	1.68
UTILITIES	1.97	1.78	1.61	2.46	12	1.97	1.78	1.61	2.46
RDS GNDS SEC	.38	.30	.19	.71	12	.38	.30	.19	.71
ADMINISTRATIVE	1.04	1.11	.64	1.27	12	1.04	1.11	.64	1.27
TOTAL OPER EXP	5.21	4.78	4.43	6.58	12	5.21	4.78	4.43	6.58
FIXED EXPENSES	1.25	1.41	.81	1.70	11	1.25	1.41	.81	1.70
TOTAL OPER+FIXED	6.19	6.18	5.24	8.30	12	6.57	6.18	5.24	8.30
LEASING EXP	.29	.14	.03	.40	9				
TOTAL PAYROLL	.61	.54	.35	.82	8				
TOTAL CONTRACT	1.86	2.30	1.07	3.12	12				

AVG SQFT OFC TEN	1599	12	AVG OFFICE OCCUPANCY	87.2	12
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	237	8	AVG RATE YR-END RENT	13.93	12
			RENTABLE GROSS SQFT	.92	12

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.98	10
PAYROLL	.16	1
CONTRACT	.84	10
SUP-MAT-MISC	.11	7
TRASH REMOVAL	.04	8
REPR MAINT TOTAL	1.07	10
PAYROLL	.33	6
ELEVATOR	.10	10
HVAC	.27	9
ELECTRICAL	.03	6
STRUCT ROOF	.13	5
PLUMBING	.02	8
FIRE LIFE SFTY	.01	3
OTHER MAINT SUP	.20	9
UTILITIES TOTAL	1.89	10
ELECTRIC	1.46	10
GAS	.25	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.10	8
RDS GRDS SEC TOT	.29	10
RDS GRDS TOTAL	.20	7
RDS GRDS PAYRL		
RDS GRDS CONTR	.10	7
RDS GRDS OTHER	.14	3
SECURITY TOTAL	.49	7
SEC PAYROLL		
SEC CONTRACTS	.54	5
SEC OTHER	.02	3

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	1.12	10
PAYROLL	.42	7
MGMT FEES	.62	10
LEGAL FEES	.07	2
AUDIT FEES	.07	4
GEN OFC EXP	.07	9
OTHER ADM EXP	.04	8
FIXED EXP TOTAL	1.42	9
REAL ESTATE TAX	1.39	9
BUILDING INS	.15	5
PERS PROP TAX		
OTHER TAXES	.01	3
LEASING EXPENSES	.05	7
ADV PROMOTION	.02	6
COMM FEES	.22	4
TENANT ALTS	.01	2
BUY-OUTS		
TOTAL PAYROLL	.54	6
CLEANING	.16	1
REPAIR MAINT	.33	6
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE	.42	7
TOTAL CONTRACTS	2.34	10
CLEANING	.84	10
REPAIR MAINT	.25	10
RDS GROUNDS	.10	7
SECURITY	.54	5
ADMINISTRATIVE	.65	6

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U.S. PRIVATE SECTOR
CLEVELAND
SUBURBAN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS 220,374 SQ FT					220,374 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					7	11.05	11.31	8.26	12.45
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11.05	11.31	8.26	12.45	7				
MISCELLANEOUS	.68	.58	.21	1.12	6				
TOTAL INCOME	11.60	11.74	9.32	13.01	7				
EXPENSE									
CLEANING	1.12	.98	.96	1.65	7	1.12	.98	.96	1.65
REPAIR MAINT	1.29	1.50	.74	1.97	7	1.29	1.50	.74	1.97
UTILITIES	2.00	2.03	1.81	2.76	7	2.00	2.03	1.61	2.76
RDS GNDS SEC	.46	.30	.21	.81	7	.48	.30	.21	.81
ADMINISTRATIVE	1.11	1.13	.50	1.54	7	1.11	1.13	.50	1.54
TOTAL OPER EXP	6.00	5.56	4.75	8.78	7	6.00	5.56	4.75	8.78
FIXED EXPENSES	1.33	1.45	.81	1.72	7	1.33	1.45	.81	1.72
TOTAL OPER+FIXED	7.33	7.02	5.38	10.52	7	7.33	7.02	5.38	10.52
LEASING EXP	.15	.04	.01	.34	6				
TOTAL PAYROLL	.76	.69	.35	1.57	5				
TOTAL CONTRACT	2.54	2.38	1.69	3.64	7				

AVG SQFT OFC TEN	1063	7	AVG OFFICE OCCUPANCY	88.3	7
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	120	3	AVG RATE YR-END RENT	13.72	7
			RENTABLE GROSS SQFT	.90	7

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.98	7
PAYROLL	.16	1
CONTRACT	.85	7
SUP-MAT-MISC	.12	6
TRASH REMOVAL	.05	6
REPR MAINT TOTAL	1.50	7
PAYROLL	.38	5
ELEVATOR	.11	7
HVAC	.33	6
ELECTRICAL	.08	3
STRUCT ROOF	.24	3
PLUMBING	.03	6
FIRE LIFE SFTY	.01	2
OTHER MAINT SUP	.31	6
UTILITIES TOTAL	2.03	7
ELECTRIC	1.49	7
GAS	.22	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.09	5
RDS GRDS SEC TOT	.30	7
RDS GRDS TOTAL	.20	6
RDS GRDS PAYRL		
RDS GRDS CONTR	.14	6
RDS GRDS OTHER	.16	2
SECURITY TOTAL	.54	5
SEC PAYROLL		
SEC CONTRACTS	.81	3
SEC OTHER	.02	2

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	1.13	7
PAYROLL	.56	4
MGMT FEES	.61	7
LEGAL FEES	.07	2
AUDIT FEES	.08	2
GEN OFC EXP	.15	6
OTHER ADM EXP	.04	5
FIXED EXP TOTAL	1.45	7
REAL ESTATE TAX	1.42	7
BUILDING INS	.15	3
PERS PROP TAX		
OTHER TAXES	.04	2
LEASING EXPENSES	.04	6
ADV PROMOTION	.02	6
COMM FEES	.02	3
TENANT ALTS	.02	1
BUY-OUTS		
TOTAL PAYROLL	.69	5
CLEANING	.16	1
REPAIR MAINT	.38	5
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE	.56	4
TOTAL CONTRACTS	2.38	7
CLEANING	.85	7
REPAIR MAINT	.38	7
RDS GROUNDS	.14	6
SECURITY	.81	3
ADMINISTRATIVE	.65	6

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Colorado Springs, CO
Columbia, SC

U.S. PRIVATE SECTOR
COLORADO SPRING
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA: 18 BLDS 361,458 SQ FT					TOTAL OFFICE RENTABLE AREA: 110,817 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					18	4.55	5.37	3.20	6.14
RETAIL AREA	3.29	4.62	3.13	5.41	14				
OTHER AREA	11.20	11.54			11				
TOTAL RENT	3.96	5.13	3.36	6.25	22				
MISCELLANEOUS	.91	1.47	.08	1.94	21				
TOTAL INCOME	4.84	6.40	3.36	7.75	22				
EXPENSE									
CLEANING	.07	.12	.01	.31	18	.16	.13	.05	.31
REPAIR MAINT	.15	.34	.11	.60	22	.48	.41	.34	.78
UTILITIES	.22	.55	.17	.71	22	.70	.69	.55	1.03
RDS GNDS SEC	.17	.20	.18	.26	22	.17	.20	.18	.26
ADMINISTRATIVE	.17	.32	.13	.39	22	.17	.32	.13	.39
TOTAL OPER EXP	.76	1.87	.67	2.16	22	2.48	2.20	1.87	2.62
FIXED EXPENSES	.82	.85	.62	1.15	22	.92	.85	.37	1.15
TOTAL OPER+FIXED	1.58	2.55	1.53	3.02	22	3.30	3.06	2.97	3.19
LEASING EXP	.10	.13	.04	.44	22				
TOTAL PAYROLL	.10	.22	.09	.33	13				
TOTAL CONTRACT	.17	.16	.07	.61	18				

AVG SQFT OFC TEN	1507	18	AVG OFFICE OCCUPANCY	76.3	18
AVG SQFT RET TEN	6946	14	AVG RETAIL OCCUPANCY	99.3	14
AVG SQFT OFC WORK	408	18	AVG RATE YR END RENT	8.64	22
			RENTABLE GROSS SQFT	1.00	22

COMPONENT COSTS: TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.12	18	ADMIN TOTAL	.32	22
PAYROLL			PAYROLL		
CONTRACT	.15	15	MGMT FEES	.27	22
SUP MAT MISC	.00	1	LEGAL FEES	.08	3
TRASH REMOVAL	.03	18	AUDIT FEES		
			GEN OFC EXP	.03	1
REPR MAINT TOTAL	.34	22	OTHER ADM EXP	.01	16
PAYROLL	.24	6			
ELEVATOR			FIXED EXP TOTAL	.85	22
HVAC	.04	22	REAL ESTATE TAX	.72	22
ELECTRICAL	.04	20	BUILDING INS	.16	22
STRUCT ROOF	.01	17	PERS PROP TAX		
PLUMBING	.01	12	OTHER TAXES		
FIRE LIFE SFTY	.02	6			
OTHER MAINT SUP	.06	22	LEASING EXPENSES	.13	22
			ADV PROMOTION	.04	19
UTILITIES TOTAL	.55	22	COMM FEES	.10	19
ELECTRIC	.16	22	TENANT ALTS		
GAS	.15	22	BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.22	13
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.24	6
WATER SEWER	.14	22	RDS GROUNDS	.19	7
			SECURITY		
RDS GNDS SEC TOT	.20	22	ADMINISTRATIVE		
RDS GNDS TOTAL	.20	22			
RDS GNDS PAYRL	.19	7	TOTAL CONTRACTS	.16	18
RDS GNDS CONTR	.09	13	CLEANING	.15	15
RDS GNDS OTHER	.11	22	REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS	.09	13
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE	.65	1
SEC OTHER					

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
COLUMBIA
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA: 4 BLDS 78,378 SQ FT					TOTAL OFFICE RENTABLE AREA: 78,378 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	9.58	8.60	5.72	11.93
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9.68	8.62	5.72	12.16	4				
MISCELLANEOUS	.26	.22			2				
TOTAL INCOME	9.85	9.03	5.93	12.16	4				
EXPENSE									
CLEANING	.54	.55	.31	.82	4	.54	.55	.31	.82
REPAIR MAINT	.54	.61	.50	.64	4	.54	.61	.50	.64
UTILITIES	1.93	1.83	1.32	2.24	4	1.93	1.83	1.32	2.24
RDS GNDS SEC	.15	.13	.06	.20	4	.15	.13	.06	.20
ADMINISTRATIVE	.34	.36	.30	.41	4	.34	.36	.30	.41
TOTAL OPER EXP	3.50	3.33	2.87	3.93	4	3.50	3.33	2.87	3.93
FIXED EXPENSES	.71	.64	.61	.80	4	.71	.64	.61	.80
TOTAL OPER+FIXED	4.21	3.97	3.30	4.71	4	4.21	3.97	3.30	4.71
LEASING EXP	1.22	1.15	.39	1.76	4				
TOTAL PAYROLL	.08	.08			1				
TOTAL CONTRACT	1.23	1.12	.91	1.52	4				

AVG SQFT OFC TEN	1772	4	AVG OFFICE OCCUPANCY	90.4	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	228	4	AVG RATE YR END RENT	11.17	3
			RENTABLE GROSS SQFT	.89	4

COMPONENT COSTS: TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.55	4	ADMIN TOTAL	.36	4
PAYROLL	.08	1	PAYROLL		
CONTRACT	.55	3	MGMT FEES	.32	4
SUP MAT MISC			LEGAL FEES	.01	2
TRASH REMOVAL	.01	3	AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL	.61	4	OTHER ADM EXP	.00	3
PAYROLL					
ELEVATOR	.07	3	FIXED EXP TOTAL	.84	4
HVAC	.21	4	REAL ESTATE TAX	.61	4
ELECTRICAL	.07	4	BUILDING INS	.08	3
STRUCT ROOF	.08	3	PERS PROP TAX		
PLUMBING	.02	4	OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP	.10	4	LEASING EXPENSES	1.15	4
			ADV PROMOTION	.03	1
UTILITIES TOTAL	1.83	4	COMM FEES	.56	3
ELECTRIC	1.76	4	TENANT ALTS	.99	3
GAS	.27	1	BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.08	1
PURCH CH WTR			CLEANING	.08	1
COAL			REPAIR MAINT		
WATER SEWER	.07	4	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.13	4	ADMINISTRATIVE		
RDS GNDS TOTAL	.12	4			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.12	4
RDS GNDS CONTR	.05	3	CLEANING	.55	3
RDS GNDS OTHER	.05	4	REPAIR MAINT	.48	4
SECURITY TOTAL	.07	1	RDS GROUNDS	.05	3
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE	.32	4
SEC OTHER	.02	1			

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Columbia, SC

U.S. PRIVATE SECTOR
COLUMBIA
DOWNTOWN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	78,376 SQ FT				78,376 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	9.58	8.60	5.72	11.93
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9.68	8.82	5.72	12.16	4				
MISCELLANEOUS	26	22			2				
TOTAL INCOME	9.85	9.03	5.93	12.18	4				
EXPENSE									
CLEANING	54	55	31	62	4	54	55	31	62
REPAIR MAINT	54	61	50	64	4	54	61	50	64
UTILITIES	1.93	1.83	1.32	2.24	4	1.93	1.83	1.32	2.24
RDS GNDS SEC	15	13	08	20	4	15	13	08	20
ADMINISTRATIVE	34	38	30	41	4	34	38	30	41
TOTAL OPER EXP	3.50	3.33	2.67	3.93	4	3.50	3.33	2.67	3.93
FIXED EXPENSES	71	64	61	80	4	71	64	61	80
TOTAL OPER+FIXED	4.21	3.97	3.30	4.71	4	4.21	3.97	3.30	4.71
LEASING EXP	1.22	1.15	39	1.78	4				
TOTAL PAYROLL	08	08			1				
TOTAL CONTRACT	1 .3	1.12	91	1.52	4				

AVG SQFT OFC TEN	1772	4	AVG OFFICE OCCUPANCY	90.4	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	228	4	AVG RATE YR END RENT	11.17	3
			RENTABLE GROSS SQFT	89	4

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	55	4	ADMIN TOTAL	38	4
PAYROLL	08	1	PAYROLL		
CONTRACT	55	3	MGMT FEES	32	4
SUP MAT MISC			LEGAL FEES	01	2
TRASH REMOVAL	01	3	AUDIT FEES		
			GEN OFC EXP		
			OTHER ADM EXP	00	3
REPR MAINT TOTAL	81	4			
PAYROLL			FIXED EXP TOTAL	64	4
ELEVATOR	07	3	REAL ESTATE TAX	61	4
HVAC	21	4	BUILDING INS	06	3
ELECTRICAL	07	4	PERS PROP TAX		
STRUCT ROOF	08	3	OTHER TAXES		
PLUMBING	02	4			
FIRE LIFE SFTY			LEASING EXPENSES	1.15	4
OTHER MAINT SUP	10	4	ADV PROMOTION	03	1
			COMM FEES	58	3
UTILITIES TOTAL	1.83	4	TENANT ALTS	99	3
ELECTRIC	1.78	4	BUY OUTS		
GAS	27	1			
FUEL OIL			TOTAL PAYROLL	08	1
PURCH STEAM			CLEANING	08	1
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER	07	4	SECURITY		
			ADMINISTRATIVE		
RDS GNDS SEC TOT	13	4			
RDS GNDS TOTAL	12	4	TOTAL CONTRACTS	1.12	4
RDS GNDS PAYRL			CLEANING	55	3
RDS GNDS CONTR	05	3	REPAIR MAINT	48	4
RDS GNDS OTHER	05	4	RDS GROUNDS	05	3
SECURITY TOTAL	02	1	SECURITY		
SEC PAYROLL			ADMINISTRATIVE	32	4
SEC CONTRACTS					
SEC OTHER	02	1			

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U.S. PRIVATE SECTOR
COLUMBIA
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	191,244 SQ FT				191,244 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	7.97	7.59		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7.97	7.59			3				
MISCELLANEOUS	39	55			3				
TOTAL INCOME	8.36	8.17			3				
EXPENSE									
CLEANING	52	54			3	52	54		
REPAIR MAINT	69	59				69	59		
UTILITIES	1.77	1.66			3	1.77	1.66		
RDS GNDS SEC	14	13			3	14	13		
ADMINISTRATIVE	39	21			3	39	21		
TOTAL OPER EXP	3.51	3.50			3	3.51	3.50		
FIXED EXPENSES	50	61			3	50	61		
TOTAL OPER+FIXED	4.01	4.09			3	4.01	4.09		
LEASING EXP	1.41	1.09			3				
TOTAL PAYROLL	18	18			3				
TOTAL CONTRACT	1.45	1.48			3				

AVG SQFT OFC TEN	4248	2	AVG OFFICE OCCUPANCY	89.4	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	230	3	AVG RATE YR END RENT	11.33	3
			RENTABLE GROSS SQFT	97	3

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	54	3	ADMIN TOTAL	21	3
PAYROLL			PAYROLL		
CONTRACT	53	3	MGMT FEES	16	3
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL	07	3	AUDIT FEES		
			GEN OFC EXP	00	2
			OTHER ADM EXP	05	3
REPR MAINT TOTAL	59	3			
PAYROLL	18	3	FIXED EXP TOTAL	61	3
ELEVATOR	07	3	REAL ESTATE TAX	50	2
HVAC	12	3	BUILDING INS	14	3
ELECTRICAL	07	3	PERS PROP TAX		
STRUCT ROOF	03	2	OTHER TAXES		
PLUMBING	01	3			
FIRE LIFE SFTY			LEASING EXPENSES	1.09	3
OTHER MAINT SUP	15	3	ADV PROMOTION	00	2
			COMM FEES	43	3
UTILITIES TOTAL	1.66	3	TENANT ALTS	66	3
ELECTRIC	1.56	3	BUY OUTS		
GAS					
FUEL OIL			TOTAL PAYROLL	18	3
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT	18	3
COAL			RDS GROUNDS		
WATER SEWER	07	3	SECURITY		
			ADMINISTRATIVE		
RDS GNDS SEC TOT	13	3			
RDS GNDS TOTAL	13	3	TOTAL CONTRACTS	1.48	3
RDS GNDS PAYRL			CLEANING	53	3
RDS GNDS CONTR	13	3	REPAIR MAINT	59	3
RDS GNDS OTHER			RDS GROUNDS	13	3
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE	21	3
SEC CONTRACTS					
SEC OTHER					

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Columbia, SC
Columbus, OH

U.S. PRIVATE SECTOR
COLUMBIA
SUBURBAN 50,000 - 100,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 191,244 SQ FT					191,244 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	7.97	7.59		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7.97	7.59			3				
MISCELLANEOUS	39	55			3				
TOTAL INCOME	8.36	8.17			3				
EXPENSE									
CLEANING	52	54			3	52	54		
REPAIR-MAINT	69	59			3	69	59		
UTILITIES	1.77	1.66			3	1.77	1.66		
RDS-GNDS-SEC	14	13			3	14	13		
ADMINISTRATIVE	39	21			3	39	21		
TOTAL OPER EXP	3.51	3.50			3	3.51	3.50		
FIXED EXPENSES	50	61			3	50	61		
TOTAL OPER+FIXED	4.01	4.09			3	4.01	4.09		
LEASING EXP	1.41	1.09			3				
TOTAL PAYROLL	16	18			3				
TOTAL CONTRACT	1.45	1.46			3				

AVG SQFT OFC TEN	4248	2	AVG OFFICE OCCUPANCY	89.4	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	230	3	AVG RATE YR-END RENT	11.33	3
			RENTABLE GROSS SQFT	97	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	54	3	ADMIN TOTAL	21	3
PAYROLL			PAYROLL		
CONTRACT	53	3	MGMT FEES	18	3
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL	02	3	AUDIT FEES		
			GEN OFC EXP	00	2
			OTHER ADM EXP	05	3
REPR MAINT TOTAL	59	3			
PAYROLL	18	3	FIXED EXP TOTAL	61	3
ELEVATOR	07	3	REAL ESTATE TAX	50	2
HVAC	12	3	BUILDING INS	14	3
ELECTRICAL	07	3	PERS PROP TAX		
STRUCT ROOF	03	2	OTHER TAXES		
PLUMBING	01	3			
FIRE LIFE SFTY			LEASING EXPENSES	1.09	3
OTHER MAINT SUP	15	3	ADV PROMOTION	00	2
			COMM FEES	43	3
UTILITIES TOTAL	1.66	3	TENANT ALTS	66	3
ELECTRIC	1.56	3	BUY-OUTS		
GAS					
FUEL OIL			TOTAL PAYROLL	18	3
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT	18	3
COAL			RDS GROUNDS		
WATER SEWER	07	3	SECURITY		
			ADMINISTRATIVE		
RDS GNDS SEC TOT	13	3			
RDS GNDS TOTAL	13	3	TOTAL CONTRACTS	1.46	3
RDS GNDS PAYRL			CLEANING	53	3
RDS GNDS CONTR	13	3	REPAIR MAINT	59	3
RDS GNDS OTHER			RDS GROUNDS	13	3
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE	21	3
SEC CONTRACTS					
SEC OTHER					

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U.S. PRIVATE SECTOR
COLUMBUS
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	20 BLDS 4,963,035 SQ FT					4,782,994 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					15	10.03	11.26	7.36	12.38
RETAIL AREA	21.84	21.15	17.87	24.83	4				
OTHER AREA	12.32	16.50			2				
TOTAL RENT	10.06	10.71	7.36	12.36	15				
MISCELLANEOUS	79	38	01	1.26	12				
TOTAL INCOME	10.40	11.53	7.26	13.10	19				
EXPENSE									
CLEANING	1.15	79	59	1.12	20	1.19	87	61	1.14
REPAIR-MAINT	1.31	1.12	57	1.53	20	1.35	1.12	57	1.56
UTILITIES	2.00	1.86	1.39	2.32	20	2.07	1.86	1.39	2.41
RDS-GNDS-SEC	56	40	20	87	19	56	40	20	67
ADMINISTRATIVE	53	50	30	65	20	53	50	30	65
TOTAL OPER EXP	5.55	5.07	3.53	6.15	20	5.74	5.12	3.59	6.24
FIXED EXPENSES	1.01	79	45	1.17	18	1.01	79	45	1.17
TOTAL OPER+FIXED	6.53	5.93	3.71	7.53	20	6.80	5.98	3.76	7.55
LEASING EXP	47	20	06	54	11				
TOTAL PAYROLL	2.08	1.88	1.13	2.43	16				
TOTAL CONTRACT	89	92	44	1.35	20				

AVG SQFT OFC TEN	23245	20	AVG OFFICE OCCUPANCY	95.3	20
AVG SQFT RET TEN	2626	9	AVG RETAIL OCCUPANCY	99.4	10
AVG SQFT OFC WORK	253	19	AVG RATE YR-END RENT	15.62	13
			RENTABLE GROSS SQFT	98	20

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	79	20	ADMIN TOTAL	50	20
PAYROLL	69	13	PAYROLL	19	11
CONTRACT	23	14	MGMT FEES	32	15
SUP MAT MISC	05	16	LEGAL FEES	01	8
TRASH REMOVAL	03	19	AUDIT FEES	04	8
			GEN OFC EXP	02	17
			OTHER ADM EXP	02	18
REPR MAINT TOTAL	1.12	20			
PAYROLL	72	15	FIXED EXP TOTAL	79	16
ELEVATOR	21	20	REAL ESTATE TAX	73	15
HVAC	19	20	BUILDING INS	10	14
ELECTRICAL	04	14	PERS PROP TAX	02	1
STRUCT ROOF	02	4	OTHER TAXES	04	2
PLUMBING	05	10			
FIRE LIFE SFTY	01	4	LEASING EXPENSES	20	11
OTHER MAINT SUP	08	16	ADV PROMOTION	03	4
			COMM FEES	04	4
UTILITIES TOTAL	1.86	20	TENANT ALTS	26	7
ELECTRIC	1.47	18	BUY-OUTS	14	3
GAS	26	14			
FUEL OIL	04	5	TOTAL PAYROLL	1.88	16
PURCH STEAM			CLEANING	69	13
PURCH CH WTR			REPAIR MAINT	72	15
COAL			RDS GROUNDS	07	6
WATER SEWER	07	17	SECURITY	43	6
			ADMINISTRATIVE	19	11
RDS GNDS SEC TOT	40	19			
RDS GNDS TOTAL	05	18	TOTAL CONTRACTS	92	20
RDS GNDS PAYRL	07	6	CLEANING	23	14
RDS GNDS CONTR	04	17	REPAIR MAINT	31	12
RDS GNDS OTHER	01	13	RDS GROUNDS	04	17
SECURITY TOTAL	36	16	SECURITY	21	16
SEC PAYROLL	43	6	ADMINISTRATIVE	31	14
SEC CONTRACTS	21	16			
SEC OTHER	02	8			

All line items are computed as stand alone figures. Columns will not add to match totals.

Columbus, OH

U.S. PRIVATE SECTOR
COLUMBUS
DOWNTOWN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	84,474 SQ FT					84,174 SQ FT		
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	8 31	7 15		
RETAIL AREA	24 00	24 00			1				
OTHER AREA									
TOTAL RENT	8 37	7 16			3				
MISCELLANEOUS									
TOTAL INCOME	8 37	7 16			3				
EXPENSE									
CLEANING	33	52			3	33	52		
REPAIR MAINT	52	36			3	52	36		
UTILITIES	1 62	1 56			3	1 62	1 56		
RDS/GNDS SEC	04	04			2	04	04		
ADMINISTRATIVE	57	63			3	57	63		
TOTAL OPER EXP	3 08	3 07			3	3 09	3 07		
FIXED EXPENSES	52	55			3	52	55		
TOTAL OPER+FIXED	3 60	3 69			3	3 61	3 69		
LEASING EXP	08	08			1				
TOTAL PAYROLL									
TOTAL CONTRACT	70	54			3				

AVG SQFT OFC TEN	2980	3	AVG OFFICE OCCUPANCY	77 9	3
AVG SQFT RET TEN	300	1	AVG RETAIL OCCUPANCY	100 0	1
AVG SQFT OFC WORK	172	3	AVG RATE YR END RENT	11 17	3
			RENTABLE GROSS SQFT	1 00	3

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	52	3	ADMIN TOTAL	63	3
PAYROLL			PAYROLL		
CONTRACT	51	2	MGMT FEES	59	3
SUP MAT MISC	00	1	LEGAL FEES	01	2
TRASH REMOVAL	03	3	AUDIT FEES	03	3
			GEN OFC EXP	00	1
			OTHER ADM EXP	01	3
REPR MAINT TOTAL	36	3			
PAYROLL			FIXED EXP TOTAL	55	3
ELEVATOR	13	3	REAL ESTATE TAX	41	3
HVAC	22	3	BUILDING INS	14	2
ELECTRICAL	17	1	PERS PROP TAX		
STRUCT ROOF			OTHER TAXES		
PLUMBING	21	1			
FIRE LIFE SFTY			LEASING EXPENSES	08	1
OTHER MAINT SUP	22	1	ADV PROMOTION	03	1
			COMM FEES	04	1
UTILITIES TOTAL	1 56	3	TENANT ALTS		
ELECTRIC	1 05	1			
GAS	1 49	3	BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER	26	1	RDS GROUNDS		
			SECURITY		
			ADMINISTRATIVE		
RDS GNDS SEC TOT	04	2			
RDS GNDS TOTAL	03	2	TOTAL CONTRACTS	54	3
RDS GNDS PAYRL			CLEANING	51	2
RDS GNDS CONTR	03	2	REPAIR MAINT	1 06	1
RDS GNDS OTHER			RDS GROUNDS	03	2
SECURITY TOTAL	02	1	SECURITY	02	1
SEC PAYROLL			ADMINISTRATIVE	37	1
SEC CONTRACTS	02	1			
SEC OTHER					

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
COLUMBUS
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,021,518 SQ FT					1,012,065 SQ FT		
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	10 43	11 64	9 18	12 34
RETAIL AREA	17 46	17 46			1				
OTHER AREA									
TOTAL RENT	10 36	11 47	8 98	12 37	4				
MISCELLANEOUS	1 33	1 40			2				
TOTAL INCOME	10 97	12 37	9 85	12 89	4				
EXPENSE									
CLEANING	1 40	1 08	74	2 01	5	1 41	1 12	74	2 01
REPAIR MAINT	88	75	48	1 54	5	89	75	48	1 57
UTILITIES	2 54	2 37	1 64	3 72	5	2 55	2 37	1 64	3 80
RDS GNDS SEC	54	45	26	77	5	54	45	26	77
ADMINISTRATIVE	85	50	29	1 39	5	85	50	29	1 39
TOTAL OPER EXP	6 21	6 33	4 77	7 45	5	6 25	6 33	4 77	7 82
FIXED EXPENSES	55	59	13	1 22	5	55	59	13	1 22
TOTAL OPER+FIXED	6 75	7 50	5 08	8 21	5	6 80	7 50	5 08	8 37
LEASING EXP	06	06			1				
TOTAL PAYROLL	1 90	1 99	75	2 74	5				
TOTAL CONTRACT	94	1 27	44	1 47	5				

AVG SQFT OFC TEN	17321	5	AVG OFFICE OCCUPANCY	95 8	5
AVG SQFT RET TEN	2005	1	AVG RETAIL OCCUPANCY	82 0	1
AVG SQFT OFC WORK	184	5	AVG RATE YR END RENT	15 33	3
			RENTABLE GROSS SQFT	93	5

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1 08	5	ADMIN TOTAL	50	5
PAYROLL	1 39	3	PAYROLL	23	4
CONTRACT	69	4	MGMT FEES	49	3
SUP MAT MISC	08	4	LEGAL FEES	01	2
TRASH REMOVAL	04	4	AUDIT FEES	10	1
			GEN OFC EXP	03	4
			OTHER ADM EXP	03	2
REPR MAINT TOTAL	75	5			
PAYROLL	41	4	FIXED EXP TOTAL	59	5
ELEVATOR	20	5	REAL ESTATE TAX	64	4
HVAC	20	5	BUILDING INS	10	5
ELECTRICAL	11	3	PERS PROP TAX	04	1
STRUCT ROOF			OTHER TAXES	00	1
PLUMBING	02	3			
FIRE LIFE SFTY	02	3	LEASING EXPENSES	06	1
OTHER MAINT SUP	02	4	ADV PROMOTION	03	1
			COMM FEES	04	1
UTILITIES TOTAL	2 37	5	TENANT ALTS		
ELECTRIC	1 95	5			
GAS	29	4	BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	1 99	5
PURCH CH WTR			CLEANING	1 39	3
COAL			REPAIR MAINT	41	4
WATER SEWER	08	5	RDS GROUNDS	10	3
			SECURITY	43	3
			ADMINISTRATIVE	23	4
RDS GNDS SEC TOT	45	5			
RDS GNDS TOTAL	07	4	TOTAL CONTRACTS	1 27	5
RDS GNDS PAYRL	10	3	CLEANING	69	4
RDS GNDS CONTR	01	3	REPAIR MAINT	31	4
RDS GNDS OTHER	01	2	RDS GROUNDS	01	3
SECURITY TOTAL	43	5	SECURITY	21	3
SEC PAYROLL	43	3	ADMINISTRATIVE	30	2
SEC CONTRACTS	21	3			
SEC OTHER	08	1			

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U.S. PRIVATE SECTOR
COLUMBUS
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 2,002,726 SQ.FT.					1,917,148 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	12.30	12.16	10.73	14.25
RETAIL AREA	25.66	25.66			1				
OTHER AREA	21.46	21.46			1				
TOTAL RENT	12.00	11.69	10.29	14.34	5				
MIFCELLANEOUS	.69	.73	.19	1.10	4				
TOTAL INCOME	12.57	12.79	10.47	14.90	5				
EXPENSE									
CLEANING	.88	.89	.68	1.09	5	.90	.89	.73	1.11
REPAIR-MAINT	1.29	1.24	1.04	1.68	5	1.34	1.29	1.05	1.77
UTILITIES	1.66	1.29	1.13	2.22	5	1.72	1.29	1.15	2.36
RDS/GNDS/SEC	.45	.49	.34	.62	5	.45	.49	.34	.62
ADMINISTRATIVE	.49	.50	.23	.69	5	.49	.50	.23	.69
TOTAL OPER EXP	4.77	5.07	3.81	5.59	5	4.94	5.12	3.88	5.97
FIXED EXPENSES	.83	.93	.52	1.24	5	.83	.93	.52	1.24
TOTAL OPER+FIXED	5.60	5.93	4.59	6.62	5	5.77	5.98	4.66	6.99
LEASING EXP	.81	.54	.37	1.15	4				
TOTAL PAYROLL	1.65	1.88	1.13	2.13	5				
TOTAL CONTRACT	.99	.92	.62	1.47	5				

AVG SQFT/OFC TEN	18601	5	AVG OFFICE OCCUPANCY	93.1	5
AVG SQFT/RET TEN	3204	5	AVG RETAIL OCCUPANCY	100.0	5
AVG SQFT/OFC WORK	249	5	AVG RATE YR-END RENT	17.60	5
			RENTABLE GROSE SQFT	96	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.89	5	ADMIN TOTAL	.50	5
PAYROLL	.85	4	PAYROLL	.17	5
CONTRACT	.04	5	MGMT FEES	.27	3
SUP MAT MISC	.05	5	LEGAL FEES	.00	3
TRASH REMOVAL	.02	5	AUDIT FEES	.06	4
REPR MAINT TOTAL	1.24	5	GEN OFC EXP	.03	5
PAYROLL	.79	5	OTHER ADM EXP	.05	4
ELEVATOR	.24	5	FIXED EXP TOTAL	.93	5
HVAC	.11	5	REAL ESTATE TAX	.82	5
ELECTRICAL	.02	4	BUILDING INS	.11	5
STRUCT ROOF			PERS PROP TAX	.00	3
PLUMBING	.55	1	OTHER TAXES	.08	1
FIRE LIFE SFTY			LEASING EXPENSES	.54	4
OTHER MAINT SUP	.14	5	ADV PROMOTION	.06	2
UTILITIES TOTAL	1.29	5	COMM FEES	.64	1
ELECTRIC	1.20	5	TENANT ALTS	.28	3
GAS	.19	2	BUY OUTS	.14	3
FUEL OIL	.02	1	TOTAL PAYROLL	1.88	5
PURCH STEAM			CLEANING	.85	4
PURCH CH WTR			REPAIR MAINT	.79	5
COAL			RDS GROUNDS	.03	2
WATER SEWER	.06	5	SECURITY	.30	2
RDS GNDS SEC TOT	.49	5	ADMINISTRATIVE	.17	5
RDS GNDS TOTAL	.07	5	TOTAL CONTRACTS	.92	5
RDS GNDS PAYRL	.03	2	CLEANING	.04	5
RDS GNDS CONTR	.03	5	REPAIR MAINT	.29	5
RDS GNDS OTHER	.00	5	RDS GROUNDS	.03	5
SECURITY TOTAL	.38	5	SECURITY	.30	5
SEC PAYROLL	.30	2	ADMINISTRATIVE	.32	4
SEC CONTRACTS	.30	5			
SEC OTHER	.02	5			

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U.S. PRIVATE SECTOR
COLUMBUS
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 236,308 SQ.FT.					236,308 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	11.55	12.18	11.03	14.87
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11.55	12.18	11.03	14.87	4				
MISCELLANEOUS	.30	.28			2				
TOTAL INCOME	11.80	12.25	11.31	14.87	4				
EXPENSE									
CLEANING	.69	.81	.62	1.19	4	.69	.81	.62	1.19
REPAIR-MAINT	.35	.36	.27	.54	4	.35	.36	.27	.54
UTILITIES	1.47	1.50	1.40	1.80	4	1.47	1.50	1.40	1.80
RDS GNDS SEC	.24	.31	.20	.53	4	.24	.31	.20	.53
ADMINISTRATIVE	.55	.57	.31	.82	4	.55	.57	.31	.82
TOTAL OPER EXP	3.30	3.55	3.13	4.52	4	3.30	3.55	3.13	4.52
FIXED EXPENSES	.94	.96	.79	1.02	4	.94	.96	.79	1.02
TOTAL OPER+FIXED	4.24	4.34	4.09	5.37	4	4.24	4.34	4.09	5.37
LEASING EXP	.60	.75			3				
TOTAL PAYROLL	.33	.34			2				
TOTAL CONTRACT	1.22	1.19	1.05	2.40	4				

AVG SQFT/OFC TEN	6588	4	AVG OFFICE OCCUPANCY	88.4	4
AVG SQFT/RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT/OFC WORK	257	4	AVG RATE YR-END RENT	14.81	4
			RENTABLE GROSS SQFT	98	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.81	4	ADMIN TOTAL	.57	4
PAYROLL	.00	1	PAYROLL	.30	2
CONTRACT	.69	4	MGMT FEES	.21	3
SUP MAT MISC	.09	3	LEGAL FEES	.01	1
TRASH REMOVAL	.03	3	AUDIT FEES	.03	2
REPR MAINT TOTAL	.36	4	GEN OFC EXP	.04	2
PAYROLL	.03	2	OTHER ADM EXP	.10	1
ELEVATOR	.05	3	FIXED EXP TOTAL	.98	4
HVAC	.10	4	REAL ESTATE TAX	.77	4
ELECTRICAL	.05	3	BUILDING INS	.10	3
STRUCT ROOF	.18	2	PERS PROP TAX		
PLUMBING	.04	1	OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES	.75	3
OTHER MAINT SUP	.13	4	ADV PROMOTION	.75	1
UTILITIES TOTAL	1.50	4	COMM FEES		
ELECTRIC	1.34	4	TENANT ALTS		
GAS	.31	2	BUY OUTS	.53	2
FUEL OIL			TOTAL PAYROLL	.34	2
PURCH STEAM			CLEANING	.00	1
PURCH CH WTR			REPAIR MAINT	.03	2
COAL			RDS GROUNDS		
WATER SEWER	.06	4	SECURITY		
RDS GNDS SEC TOT	.31	4	ADMINISTRATIVE	.30	2
RDS GNDS TOTAL	.29	4	TOTAL CONTRACTS	1.19	4
RDS GNDS PAYRL			CLEANING	.69	4
RDS GNDS CONTR	.28	4	REPAIR MAINT	.08	4
RDS GNDS OTHER	.01	3	RDS GROUNDS	.28	4
SECURITY TOTAL	.02	2	SECURITY	.02	3
SEC PAYROLL			ADMINISTRATIVE	.23	3
SEC CONTRACTS	.02	3			
SEC OTHER					

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Corpus Christi, TX

U.S. PRIVATE SECTOR
CORPUS CHRISTI
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	756,965 SQ.FT.				684,798 SQ.FT.			
	DOLLARS/SQ. FT.		MID RANGE		# BLDS	DOLLAR/SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	13.74	11.64	7.58	15.42
RETAIL AREA	8.64	19.55			3				
OTHER AREA	8.83	8.83			1				
TOTAL RENT	13.74	12.40	8.29	15.42	5				
MISCELLANEOUS	.54	.49	.19	.84	4				
TOTAL INCOME	14.19	13.34	8.47	15.79	5				
EXPENSE									
CLEANING	.53	.55	.35	.66	5	.59	.60	.39	.72
REPAIR-MAINT	.61	.61	.42	.90	5	.67	.61	.45	1.11
UTILITIES	1.54	1.41	1.07	1.89	5	1.70	1.56	1.07	2.36
RDS GRDS SEC	.29	.27			3	.29	.27		
ADMINISTRATIVE	.98	.95	.41	1.23	4	.98	.95	.41	1.23
TOTAL OPER EXP	3.85	3.49	2.54	4.36	5	4.25	3.49	2.69	5.52
FIXED EXPENSES	1.55	1.43			3	1.55	1.43		
TOTAL OPER+FIXED	5.08	3.49	2.66	6.04	5	6.14	3.49	2.81	7.20
LEASING EXP	.10	.08			3				
TOTAL PAYROLL	.66	.54			3				
TOTAL CONTRACT	1.73	1.70	.63	3.12	4				

AVG SQFT OFC TEN	2750	5	AVG OFFICE OCCUPANCY	86.3	5
AVG SQFT RET TEN	3416	3	AVG RETAIL OCCUPANCY	87.8	3
AVG SQFT OFC WORK	318	3	AVG RATE YR-END RENT	9.08	5
			RENTABLE GROSS SQFT	.74	5

*COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
*CLEANING TOTAL	.40	2	ADMIN TOTAL	.95	2
PAYROLL			PAYROLL	.54	1
CONTRACT	.53	1	MGMT FEES	.56	2
SUP MAT MISC	.10	2	LEGAL FEES	.04	1
TRASH REMOVAL	.04	2	AUDIT FEES		
			GEN OFC EXP	.20	1
			OTHER ADM EXP		
REPR MAINT TOTAL	.42	2			
PAYROLL			FIXED EXP TOTAL	1.09	2
ELEVATOR	.22	2	REAL ESTATE TAX	1.69	1
HVAC	.12	2	BUILDING INS	.24	2
ELECTRICAL	.02	2	PERS PROP TAX		
STRUCT ROOF			OTHER TAXES		
PLUMBING	.03	2			
FIRE LIFE SFTY	.00	1	LEASING EXPENSES	.08	1
OTHER MAINT SUP	.05	1	ADV PROMOTION		
			COMM FEES	.08	1
UTILITIES TOTAL	1.33	2	TENANT ALTS		
ELECTRIC	1.33	2	BUY-OUTS		
GAS					
FUEL OIL			TOTAL PAYROLL	.54	1
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER	.01	1	SECURITY		
			ADMINISTRATIVE	.54	1
RDS GRDS SEC TOT	.27	1			
RDS GRDS TOTAL	.03	1	TOTAL CONTRACTS	.63	2
RDS GRDS PAYRL			CLEANING	.53	1
RDS GRDS CONTR	.03	1	REPAIR MAINT	.23	2
RDS GRDS OTHER	.00	1	RDS GROUNDS	.03	1
SECURITY TOTAL	.25	1	SECURITY	.25	1
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS	.25	1			
SEC OTHER					

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U.S. PRIVATE SECTOR
CORPUS CHRISTI
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	251,133 SQ.FT.				238,133 SQ.FT.			
	DOLLARS/SQ. FT.		MID RANGE		# BLDS	DOLLAR/SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	10.40	8.33		
RETAIL AREA	5.40	5.40			1				
OTHER AREA									
TOTAL RENT	10.10	8.33			3				
MISCELLANEOUS	.01	.01			1				
TOTAL INCOME	10.10	8.33			3				
EXPENSE									
CLEANING	.54	.47			3	.58	.47		
REPAIR-MAINT	.43	.34			3	.45	.40		
UTILITIES	1.15	1.17			3	1.22	1.17		
RDS GRDS SEC	.35	.23			3	.35	.23		
ADMINISTRATIVE	.80	.78			3	.80	.78		
TOTAL OPER EXP	3.26	3.72			3	3.47	3.72		
FIXED EXPENSES	1.16	.84			3	1.16	.84		
TOTAL OPER+FIXED	4.42	4.56			3	4.63	4.56		
LEASING EXP	.42	.38			2				
TOTAL PAYROLL	.58	.45			3				
TOTAL CONTRACT	1.16	1.08			3				

AVG SQFT OFC TEN	1900	3	AVG OFFICE OCCUPANCY	70.0	3
AVG SQFT RET TEN	1875	1	AVG RETAIL OCCUPANCY	75.0	1
AVG SQFT OFC WORK	371	3	AVG RATE YR-END RENT	13.22	3
			RENTABLE GROSS SQFT	.93	3

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.47	3	ADMIN TOTAL	.78	3
PAYROLL			PAYROLL	.41	3
CONTRACT	.41	3	MGMT FEES	.34	1
SUP MAT MISC	.04	1	LEGAL FEES	.08	2
TRASH REMOVAL	.02	3	AUDIT FEES	.07	1
			GEN OFC EXP	.17	3
			OTHER ADM EXP		
REPR MAINT TOTAL	.34	3			
PAYROLL	.04	3	FIXED EXP TOTAL	.84	3
ELEVATOR	.07	3	REAL ESTATE TAX	.63	3
HVAC	[illegible]	3	BUILDING INS	.21	3
ELECTRICAL	.01	3	PERS PROP TAX		
STRUCT ROOF			OTHER TAXES		
PLUMBING	.01	3			
FIRE LIFE SFTY	.00	1	LEASING EXPENSES	.38	2
OTHER MAINT SUP	.13	3	ADV PROMOTION	.04	2
			COMM FEES	.08	2
UTILITIES TOTAL	1.17	3	TENANT ALTS	.51	1
ELECTRIC	1.14	3	BUY-OUTS		
GAS					
FUEL OIL			TOTAL PAYROLL	.45	3
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT	.04	3
COAL			RDS GROUNDS		
WATER SEWER	.03	3	SECURITY		
			ADMINISTRATIVE	.41	3
RDS GRDS SEC TOT	.23	3			
RDS GRDS TOTAL	.05	3	TOTAL CONTRACTS	1.08	3
RDS GRDS PAYRL			CLEANING	.41	3
RDS GRDS CONTR	.05	3	REPAIR MAINT	.14	3
RDS GRDS OTHER	.07	1	RDS GROUNDS	.05	3
SECURITY TOTAL	.28	2	SECURITY	.28	2
SEC PAYROLL			ADMINISTRATIVE	.27	2
SEC CONTRACTS	.28	2			
SEC OTHER					

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Dallas, TX

U.S. PRIVATE SECTOR
DALLAS
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	32 BLDS 15,079,563 SQ.FT.					14,506,343 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					30	13.39	11.24	7.69	14.81
RETAIL AREA	10.80	12.10	7.41	15.62	14				
OTHER AREA	9.66	16.60			3				
TOTAL RENT	12.54	10.86	8.06	14.85	31				
MISCELLANEOUS	.74	.49	.08	.99	23				
TOTAL INCOME	13.09	12.05	8.38	15.83	31				
EXPENSE									
CLEANING	.67	.69	.55	.76	32	.69	.73	.55	.82
REPAIR-MAINT	.88	.76	.67	.92	32	.91	.79	.71	.95
UTILITIES	1.35	1.37	1.08	1.64	32	1.39	1.37	1.12	1.67
RDS GRDS SEC	.37	.37	.27	.47	32	.37	.37	.27	.47
ADMINISTRATIVE	.79	.74	.51	1.16	32	.79	.74	.51	1.18
TOTAL OPER EXP	4.05	4.30	3.74	4.77	32	4.19	4.40	3.76	5.03
FIXED EXPENSES	1.42	1.40	1.08	1.72	32	1.42	1.40	1.08	1.72
TOTAL OPER+FIXED	5.48	5.58	4.83	6.32	32	5.61	5.80	5.02	6.35
LEASING EXP	1.08	.57	.07	2.07	27				
TOTAL PAYROLL	.71	.57	.49	.79	32				
TOTAL CONTRACT	1.38	1.28	1.04	1.84	32				

AVG SQFT OFC TEN	12726	30	AVG OFFICE OCCUPANCY	79.6	32
AVG SQFT RET TEN	2331	17	AVG RETAIL OCCUPANCY	88.9	17
AVG SQFT OFC WORK	319	27	AVG RATE YR-END RENT	15.83	31
			RENTABLE GROSS SQFT	.94	32

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.72	30	ADMIN TOTAL	.80	30
PAYROLL	.11	5	PAYROLL	.25	28
CONTRACT	.57	30	MGMT FEES	.48	26
SUP MAT MISC	.05	25	LEGAL FEES	.04	18
TRASH REMOVAL	.04	27	AUDIT FEES	.07	17
			GEN OFC EXP	.08	29
REPR MAINT TOTAL	.76	30	OTHER ADM EXP	.05	24
PAYROLL	.32	22			
ELEVATOR	.20	26	FIXED EXP TOTAL	1.40	30
HVAC	.08	30	REAL ESTATE TAX	1.32	29
ELECTRICAL	.03	27	BUILDING INS	.15	29
STRUCT ROOF	.01	17	PERS PROP TAX	.00	9
PLUMBING	.01	26	OTHER TAXES	.04	11
FIRE LIFE SFTY	.01	19			
OTHER MAINT SUP	.18	29	LEASING EXPENSES	.58	25
			ADV PROMOTION	.02	24
UTILITIES TOTAL	1.39	30	COMM FEES	.15	16
ELECTRIC	1.33	30	TENANT ALTS	1.13	19
GAS	.08	13	BUY-OUTS	.18	2
FUEL OIL	.00	1			
PURCH STEAM			TOTAL PAYROLL	.58	30
PURCH CH WTR			CLEANING	.11	5
COAL			REPAIR MAINT	.32	22
WATER SEWER	.05	30	RDS GROUNDS	.15	8
			SECURITY	.22	5
RDS GRDS SEC TOT	.37	30	ADMINISTRATIVE	.25	28
RDS GRDS TOTAL	.08	21			
RDS GRDS PAYRL	.15	8	TOTAL CONTRACTS	1.28	30
RDS GRDS CONTR	.08	17	CLEANING	.57	30
RDS GRDS OTHER	.01	8	REPAIR MAINT	.33	21
SECURITY TOTAL	.34	27	RDS GROUNDS	.08	17
SEC PAYROLL	.22	5	SECURITY	.25	26
SEC CONTRACTS	.25	26	ADMINISTRATIVE	.47	22
SEC OTHER	.01	10			

*All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
DALLAS
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS 2,424,589 SQ.FT.					2,354,425 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					13	10.81	10.48	8.91	13.84
RETAIL AREA	12.24	12.10	7.82	20.07	6				
OTHER AREA	32.34	32.34			1				
TOTAL RENT	11.19	10.48	7.94	14.40	13				
MISCELLANEOUS	.90	.70	.10	1.27	12				
TOTAL INCOME	12.04	12.30	8.25	15.23	13				
EXPENSE									
CLEANING	.67	.67	.52	.78	13	.68	.69	.52	.79
REPAIR-MAINT	.78	.74	.65	.91	13	.78	.75	.69	.93
UTILITIES	1.52	1.39	1.21	1.56	13	1.55	1.40	1.30	1.58
RDS GRDS SEC	.41	.38	.31	.53	13	.41	.38	.31	.53
ADMINISTRATIVE	.91	.94	.49	1.28	13	.91	.94	.49	1.28
TOTAL OPER EXP	4.27	4.28	3.86	4.66	13	4.38	4.28	3.86	4.77
FIXED EXPENSES	1.30	1.29	1.08	1.48	13	1.30	1.29	1.08	1.48
TOTAL OPER+FIXED	5.57	5.48	4.95	5.96	13	5.68	5.81	5.02	6.16
LEASING EXP	1.58	.58	.07	2.37	11				
TOTAL PAYROLL	.61	.55	.50	.78	13				
TOTAL CONTRACT	1.46	1.44	1.03	1.86	13				

AVG SQFT OFC TEN	7951	13	AVG OFFICE OCCUPANCY	81.4	13
AVG SQFT RET TEN	1610	6	AVG RETAIL OCCUPANCY	85.9	6
AVG SQFT OFC WORK	298	12	AVG RATE YR-END RENT	14.47	13
			RENTABLE GROSS SQFT	.96	13

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.65	12	ADMIN TOTAL	.96	12
PAYROLL	.11	1	PAYROLL	.25	12
CONTRACT	.53	12	MGMT FEES	.48	9
SUP MAT MISC	.06	10	LEGAL FEES	.04	9
TRASH REMOVAL	.04	11	AUDIT FEES	.03	7
			GEN OFC EXP	.08	12
REPR MAINT TOTAL	.72	12	OTHER ADM EXP	.05	10
PAYROLL	.33	9			
ELEVATOR	.19	12	FIXED EXP TOTAL	1.24	12
HVAC	.06	12	REAL ESTATE TAX	1.07	12
ELECTRICAL	.03	11	BUILDING INS	.16	13
STRUCT ROOF	.00	4	PERS PROP TAX	.00	4
PLUMBING	.01	10	OTHER TAXES	.02	3
FIRE LIFE SFTY	.01	8			
OTHER MAINT SUP	.18	11	LEASING EXPENSES	1.20	10
			ADV PROMOTION	.01	9
UTILITIES TOTAL	1.39	12	COMM FEES	.52	7
ELECTRIC	1.33	12	TENANT ALTS	1.03	8
GAS	.09	6	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.54	12
PURCH CH WTR			CLEANING	.11	1
COAL			REPAIR MAINT	.33	9
WATER SEWER	.05	12	RDS GROUNDS	.16	1
			SECURITY	.19	1
RDS GRDS SEC TOT	.37	12	ADMINISTRATIVE	.25	12
RDS GRDS TOTAL	.06	6			
RDS GRDS PAYRL	.16	1	TOTAL CONTRACTS	1.48	12
RDS GRDS CONTR	.03	6	CLEANING	.53	12
RDS GRDS OTHER	.01	1	REPAIR MAINT	.25	8
SECURITY TOTAL	.38	11	RDS GROUNDS	.03	6
SEC PAYROLL	.19	1	SECURITY	.38	10
SEC CONTRACTS	.38	10	ADMINISTRATIVE	.52	9
SEC OTHER	.01	2			

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Dallas, TX

U.S. PRIVATE SECTOR
DALLAS
DOWNTOWN MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS 10,525,873 SQ FT					10,121,752 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	13.84	13.87	8.95	19.89
RETAIL AREA	9.83	8.43	5.41	14.76	6				
OTHER AREA									
TOTAL RENT	12.56	13.46	6.73	20.02	7				
MISCELLANEOUS	.74	.42	.17	1.69	5				
TOTAL INCOME	13.07	13.77	7.14	20.05	7				
EXPENSE									
CLEANING	.65	.72	.60	.78	8	.67	.78	.61	.84
REPAIR MAINT	.91	.75	.61	1.41	8	.95	.77	.64	1.56
UTILITIES	1.23	1.37	.99	1.64	8	1.27	1.39	1.00	1.74
RDS GNDS SEC	.35	.35	.27	.44	8	.35	.35	.27	.44
ADMINISTRATIVE	.74	.64	.55	.87	8	.74	.64	.55	.87
TOTAL OPER EXP	3.89	4.26	3.95	4.82	8	4.03	4.53	3.09	5.26
FIXED EXPENSES	1.43	1.72	1.15	1.85	8	1.43	1.72	1.15	1.85
TOTAL OPER+FIXED	5.31	5.27	4.66	6.52	8	5.46	5.63	4.71	6.95
LEASING EXP	1.13	.64	.26	2.73	6				
TOTAL PAYROLL	.78	.78	.63	.93	8				
TOTAL CONTRACT	1.30	1.27	1.19	1.88	8				

AVG SQFT OFC TEN	18780	8	AVG OFFICE OCCUPANCY	77.7	8
AVG SQFT RET TEN	2535	7	AVG RETAIL OCCUPANCY	65.5	7
AVG SQFT OFC WORK	332	8	AVG RATE YR-END RENT	19.63	7
			RENTABLE GROSS SQFT	.93	8

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.72	7	ADMIN TOTAL	.62	7
PAYROLL	.35	2	PAYROLL	.27	7
CONTRACT	.62	7	MGMT FEES	.44	6
SUP MAT MISC	.05	6	LEGAL FEES	.02	3
TRASH REMOVAL	.04	7	AUDIT FEES	.01	4
			GEN OFC EXP	.04	6
REPR MAINT TOTAL	.79	7	OTHER ADM EXP	.08	6
PAYROLL	.34	6			
ELEVATOR	.20	7	FIXED EXP TOTAL	1.75	7
HVAC	.08	7	REAL ESTATE TAX	1.56	6
ELECTRICAL	.03	5	BUILDING INS	.17	5
STRUCT ROOF	.00	4	PERS PROP TAX	.00	7
PLUMBING	.02	5	OTHER TAXES	.02	3
FIRE LIFE SFTY	.01	5			
OTHER MAINT SUP	.19	7	LEASING EXPENSES	1.30	5
			ADV PROMOTION	.18	5
UTILITIES TOTAL	1.57	7	COMM FEES	.13	5
ELECTRIC	1.52	7	TENANT ALTS	1.16	5
GAS	.00	2	BUY OUTS	.18	2
FUEL OIL	.00	1			
PURCH STEAM			TOTAL PAYROLL	.63	7
PURCH CH WTR			CLEANING	.35	2
COAL			REPAIR MAINT	.34	6
WATER SEWER	.04	7	RDS GROUNDS	.05	1
			SECURITY	.28	4
RDS GNDS SEC TOT	.37	7	ADMINISTRATIVE	.22	7
RDS GNDS TOTAL	.08	6			
RDS GNDS PAYRL	.08	1	TOTAL CONTRACTS	1.30	7
RDS GNDS CONTR	.05	4	CLEANING	.62	7
RDS GNDS OTHER	.00	3	REPAIR MAINT	.37	7
SECURITY TOTAL	.38	7	RDS GROUNDS	.05	4
SEC PAYROLL	.28	4	SECURITY	.14	7
SEC CONTRACTS	.14	7	ADMINISTRATIVE	.37	5
SEC OTHER	.01	6			

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U.S. PRIVATE SECTOR
DALLAS
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	216 BLDS 23,449,598 SQ FT					23,189,019 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					213	10.89	9.47	8.59	12.86
RETAIL AREA	13.75	14.00	9.75	20.19	11				
OTHER AREA	24.07	15.86	8.26	71.69	14				
TOTAL RENT	10.89	9.48	6.93	13.06	214				
MISCELLANEOUS	.31	.11	.03	.34	154				
TOTAL INCOME	11.15	9.77	6.97	13.47	214				
EXPENSE									
CLEANING	.59	.59	.48	.72	188	.60	.59	.49	.72
REPAIR MAINT	.67	.64	.48	.80	216	.69	.64	.48	.81
UTILITIES	1.43	1.37	1.16	1.59	213	1.44	1.36	1.10	1.61
RDS GNDS SEC	.39	.32	.23	[illegible]	191	.39	.33	.23	.46
ADMINISTRATIVE	.76	.67	.47	[illegible]	216	.76	.67	.47	.89
TOTAL OPER EXP	3.61	3.72	3.16	[illegible]	216	3.65	3.77	3.16	4.32
FIXED EXPENSES	1.54	1.47	1.12	1.74	216	1.54	1.47	1.12	1.74
TOTAL OPER+FIXED	5.35	5.26	4.49	5.92	216	5.39	5.31	4.49	5.94
LEASING EXP	.66	.35	.14	.85	110				
TOTAL PAYROLL	.60	.53	.37	.74	158				
TOTAL CONTRACT	1.23	1.30	1.01	1.83	176				

AVG SQFT OFC TEN	5405	178	AVG OFFICE OCCUPANCY	78.8	212
AVG SQFT RET TEN	1158	17	AVG RETAIL OCCUPANCY	61.6	25
AVG SQFT OFC WORK	383	139	AVG RATE YR-END RENT	13.61	209
			RENTABLE GROSS SQFT	.96	216

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.60	158	ADMIN TOTAL	.70	158
PAYROLL	.13	30	PAYROLL	.22	109
CONTRACT	.49	155	MGMT FEES	.40	150
SUP MAT MISC	.04	117	LEGAL FEES	.03	100
TRASH REMOVAL	.04	144	AUDIT FEES	.03	47
			GEN OFC EXP	.05	130
REPR MAINT TOTAL	.65	158	OTHER ADM EXP	.03	104
PAYROLL	.25	126			
ELEVATOR	.10	113	FIXED EXP TOTAL	1.49	158
HVAC	.13	156	REAL ESTATE TAX	1.26	158
ELECTRICAL	.03	140	BUILDING INS	.14	149
STRUCT ROOF	.04	123	PERS PROP TAX	.00	33
PLUMBING	.01	134	OTHER TAXES	.13	35
FIRE LIFE SFTY	.01	95			
OTHER MAINT SUP	.11	151	LEASING EXPENSES	.39	113
			ADV PROMOTION	.04	67
UTILITIES TOTAL	1.40	158	COMM FEES	.21	84
ELECTRIC	1.34	158	TENANT ALTS	.35	81
GAS	.07	26	BUY OUTS	.09	17
FUEL OIL	.00	4			
PURCH STEAM			TOTAL PAYROLL	.51	140
PURCH CH WTR	.54	2	CLEANING	.13	30
COAL			REPAIR MAINT	.25	126
WATER SEWER	.06	150	RDS GROUNDS	.06	18
			SECURITY	.14	13
RDS GNDS SEC TOT	.33	158	ADMINISTRATIVE	.27	109
RDS GNDS TOTAL	.21	156			
RDS GNDS PAYRL	.06	16	TOTAL CONTRACTS	1.34	158
RDS GNDS CONTR	.13	150	CLEANING	.49	155
RDS GNDS OTHER	.05	106	REPAIR MAINT	.24	132
SECURITY TOTAL	.11	154	RDS GROUNDS	.13	150
SEC PAYROLL	.14	13	SECURITY	.08	139
SEC CONTRACTS	.08	139	ADMINISTRATIVE	.45	126
SEC OTHER	.02	40			

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U.S. PRIVATE SECTOR
DALLAS
SUBURBAN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS 537,981 SQ FT					537,981 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					18	9.60	9.55	8.54	11.24
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9.82	9.55	8.54	11.24	18				
MISCELLANEOUS	.54	.37	.02	1.17	6				
TOTAL INCOME	10.05	9.68	8.58	11.51	18				
EXPENSE									
CLEANING	.59	.61	.44	.75	15	.59	.61	.44	.75
REPAIR MAINT	.72	.68	.47	1.00	18	.72	.68	.47	1.00
UTILITIES	1.52	1.50	.72	1.92	18	1.52	1.50	.72	1.92
RDS GRDS SEC	.42	.31	.24	.77	14	.42	.31	.24	.77
ADMINISTRATIVE	.68	.56	.38	.91	18	.68	.56	.38	.91
TOTAL OPER EXP	3.77	3.80	2.38	4.92	18	3.77	3.80	2.38	4.92
FIXED EXPENSES	1.35	1.32	.89	1.88	18	1.35	1.32	.89	1.88
TOTAL OPER+FIXED	5.12	5.09	3.35	6.80	18	5.12	5.09	3.35	6.80
LEASING EXP	.42	.10	.02	.88	13				
TOTAL PAYROLL	.31	.38	.12	.59	8				
TOTAL CONTRACT	1.64	1.67	1.26	2.13	14				

AVG SQFT OFC TEN	3419	14	AVG OFFICE OCCUPANCY	75.8	18
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	333	12	AVG RATE YR END RENT	12.23	18
			RENTABLE GROSS SQFT	.98	18

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.63	14	ADMIN TOTAL	.55	14
PAYROLL	.56	1	PAYROLL	.19	4
CONTRACT	.58	12	MGMT FEES	.57	14
SUP MAT MISC	.04	9	LEGAL FEES	.08	7
TRASH REMOVAL	.06	12	AUDIT FEES	.12	2
			GEN OFC EXP	.03	6
			OTHER ADM EXP	.12	7
REPR MAINT TOTAL	.69	14			
PAYROLL	.19	7	FIXED EXP TOTAL	1.53	14
ELEVATOR	.04	9	REAL ESTATE TAX	1.27	14
HVAC	.24	14	BUILDING INS	.14	14
ELECTRICAL	.04	12	PERS PROP TAX		
STRUCT ROOF	.14	10	OTHER TAXES	.07	2
PLUMBING	.01	11			
FIRE LIFE SFTY	.01	2	LEASING EXPENSES	.38	9
OTHER MAINT SUP	.08	13	ADV PROMOTION	.01	7
			COMM FEES	.24	6
UTILITIES TOTAL	1.71	14	TENANT ALTS	.71	4
ELECTRIC	1.58	14	BUY OUTS	.03	1
GAS	.28	1			
FUEL OIL			TOTAL PAYROLL	.38	8
PURCH STEAM			CLEANING	.56	1
PURCH CH WTR			REPAIR MAINT	.19	1
COAL			RDS GROUNDS		
WATER SEWER	.07	13	SECURITY		
			ADMINISTRATIVE	.19	4
RDS GRDS SEC TOT	.31	14			
RDS GRDS TOTAL	.30	14	TOTAL CONTRACTS	1.87	14
RDS GRDS PAYRL			CLEANING	.58	12
RDS GRDS CONTR	.28	12	REPAIR MAINT	.50	10
RDS GRDS OTHER	.18	8	RDS GROUNDS	.28	12
SECURITY TOTAL	.08	10	SECURITY	.06	9
SEC PAYROLL			ADMINISTRATIVE	.55	11
SEC CONTRACTS	.06	9			
SEC OTHER	.03	2			

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
DALLAS
SUBURBAN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	22 BLDS 1,598,186 SQ FT					1,589,575 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					22	8.74	8.02	5.75	12.34
RETAIL AREA	17.58	17.58			1				
OTHER AREA	3.55	3.55			1				
TOTAL RENT	8.73	8.02	5.77	12.34	22				
MISCELLANEOUS	.16	.11	.01	.17	7				
TOTAL INCOME	8.79	8.02	5.84	12.42	22				
EXPENSE									
CLEANING	.57	.55	.43	.74	20	.57	.55	.43	.74
REPAIR MAINT	.58	.56	.48	.83	22	.59	.57	.46	.83
UTILITIES	1.38	1.38	1.06	1.75	21	1.39	1.40	1.06	1.75
RDS GRDS SEC	.38	.27	.22	.38	20	.38	.27	.22	.38
ADMINISTRATIVE	.54	.51	.42	.73	22	.54	.51	.42	.73
TOTAL OPER EXP	3.30	3.42	2.88	4.13	22	3.31	3.42	2.88	4.13
FIXED EXPENSES	1.41	1.30	1.17	1.88	22	1.41	1.30	1.17	1.88
TOTAL OPER+FIXED	4.78	4.87	4.02	5.69	22	4.72	4.87	4.09	5.69
LEASING EXP	.52	.35	.20	.74	19				
TOTAL PAYROLL	.47	.47	.28	.80	11				
TOTAL CONTRACT	1.21	1.21	.94	1.58	20				

AVG SQFT OFC TEN	4548	19	AVG OFFICE OCCUPANCY	88.8	21
AVG SQFT RET TEN	385	1	AVG RETAIL OCCUPANCY	83.0	1
AVG SQFT OFC WORK	325	10	AVG RATE YR END RENT	13.08	21
			RENTABLE GROSS SQFT	.97	22

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.55	18	ADMIN TOTAL	.51	18
PAYROLL	.16	1	PAYROLL	.38	5
CONTRACT	.47	18	MGMT FEES	.45	18
SUP MAT MISC	.06	14	LEGAL FEES	.02	3
TRASH REMOVAL	.03	18	AUDIT FEES	.03	3
			GEN OFC EXP	.02	8
			OTHER ADM EXP	.08	8
REPR MAINT TOTAL	.58	18			
PAYROLL	.28	7	FIXED EXP TOTAL	1.32	18
ELEVATOR	.07	14	REAL ESTATE TAX	1.17	18
HVAC	.18	18	BUILDING INS	.11	18
ELECTRICAL	.02	10	PERS PROP TAX	.06	2
STRUCT ROOF	.15	11	OTHER TAXES	.33	6
PLUMBING	.01	17			
FIRE LIFE SFTY	.01	7	LEASING EXPENSES	.33	18
OTHER MAINT SUP	.10	18	ADV PROMOTION	.04	8
			COMM FEES	.30	14
UTILITIES TOTAL	1.38	18	TENANT ALTS	.66	8
ELECTRIC	1.34	18	BUY OUTS		
GAS	.06	3			
FUEL OIL			TOTAL PAYROLL	.53	9
PURCH STEAM			CLEANING	.16	1
PURCH CH WTR			REPAIR MAINT	.26	1
COAL			RDS GROUNDS	.11	1
WATER SEWER	.04	18	SECURITY	.39	2
			ADMINISTRATIVE	.38	5
RDS GRDS SEC TOT	.28	18			
RDS GRDS TOTAL	.15	18	TOTAL CONTRACTS	1.21	18
RDS GRDS PAYRL	.11	1	CLEANING	.47	18
RDS GRDS CONTR	.12	18	REPAIR MAINT	.21	10
RDS GRDS OTHER	.08	13	RDS GROUNDS	.12	18
SECURITY TOTAL	.07	18	SECURITY	.08	15
SEC PAYROLL	.39	2	ADMINISTRATIVE	.45	14
SEC CONTRACTS	.08	15			
SEC OTHER	.07	11			

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Memphis, TN
Miami, FL

U.S. PRIVATE SECTOR
MEMPHIS
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	577,988 SQ.FT.				577,988 SQ.FT.			
	DOLLARS/SQ.FT.		MID RANGE		# BLDS	DOLLAR/SQ.FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	10.43	9.65	8.12	11.93
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10.50	9.77	8.20	11.93	6				
MISCELLANEOUS	68	40	03	1.56	6				
TOTAL INCOME	11.18	10.19	9.08	12.63	6				
EXPENSE									
CLEANING	62	65	54	70	6	62	65	54	70
REPAIR/MAINT	9C	63	43	1.12	6	90	63	43	1.12
UTILITIES	1.64	1.81	1.44	2.00	6	1.64	1.81	1.44	2.00
RDS/GNDS/SEC	30	25	22	45	6	30	25	22	45
ADMINISTRATIVE	78	73	44	1.05	6	78	73	44	1.05
TOTAL OPER EXP	4.24	4.39	3.36	4.88	6	4.24	4.39	3.36	4.88
FIXED EXPENSES	1.09	1.06	1.04	1.28	6	1.09	1.06	1.04	1.28
TOTAL OPER+FIXED	5.33	5.45	4.44	6.11	6	5.33	5.45	4.44	6.11
LEASING EXP	96	98	.57	1.31	6				
TOTAL PAYROLL	1.13	46			4				
TOTAL CONTRACT	1.27	1.36	1.16	1.44	6				

AVG SQFT OFC TEN	2418	6	AVG OFFICE OCCUPANCY	79.9	6
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	240	5	AVG RATE YR-END RENT	12.60	6
			RENTABLE/GROSS SQFT	93	6

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	61	5	ADMIN TOTAL	78	5
PAYROLL	03	3	PAYROLL	38	3
CONTRACT	48	5	MGMT FEES	41	5
SUP/MAT/MISC	06	5	LEGAL FEES	04	3
TRASH REMOVAL	05	4	AUDIT FEES	05	2
			GEN OFC EXP	04	4
			OTHER ADM EXP	01	4
REPR/MAINT TOTAL	67	5			
PAYROLL	46	4	FIXED EXP TOTAL	1.09	5
ELEVATOR	08	3	REAL ESTATE TAX	93	5
HVAC	15	5	BUILDING INS	21	5
ELECTRICAL	04	4	PERS PROP TAX		
STRUCT/ROOF	02	3	OTHER TAXES		
PLUMBING	01	4			
FIRE/LIFE SFTY	03	1	LEASING EXPENSES	1.06	5
OTHER MAINT/SUP	20	5	ADV/PROMOTION	04	5
			COMM FEES	55	5
UTILITIES TOTAL	1.78	5	TENANT ALTS	70	4
ELECTRIC	1.64	5	BUY-OUTS		
GAS	13	2			
FUEL OIL			TOTAL PAYROLL	46	4
PURCH STEAM			CLEANING	03	3
PURCH CH WTR			REPAIR/MAINT	46	4
COAL			RDS/GROUNDS	05	2
WATER/SEWER	08	4	SECURITY	21	1
			ADMINISTRATIVE	38	3
RDS/GNDS/SEC TOT	29	5			
RDS/GNDS TOTAL	16	5	TOTAL CONTRACTS	1.33	5
RDS/GNDS PAYRL	05	2	CLEANING	48	5
RDS/GNDS CONTR	14	5	REPAIR/MAINT	19	5
RDS/GNDS OTHER	02	4	RDS/GROUNDS	14	5
SECURITY TOTAL	24	3	SECURITY	08	3
SEC PAYROLL	21	1	ADMINISTRATIVE	34	4
SEC CONTRACTS	08	3			
SEC OTHER	01	1			

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U.S. PRIVATE SECTOR
MIAMI
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	1,382,528 SQ.FT.				1,339,114 SQ.FT.			
	DOLLARS/SQ.FT.		MID RANGE		# BLDS	DOLLAR/SQ.FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					10	16.64	15.23	7.77	26.07
RETAIL AREA	20.70	19.39			2				
OTHER AREA									
TOTAL RENT	16.87	15.61	9.85	24.58	10				
MISCELLANEOUS	82	14	05	2.40	9				
TOTAL INCOME	17.63	17.29	9.90	26.60	10				
EXPENSE									
CLEANING	67	69	52	83	10	69	73	56	87
REPAIR/MAINT	1.06	85	52	1.19	10	1.09	93	52	1.28
UTILITIES	1.73	1.78	1.20	2.15	10	1.79	1.85	1.35	2.15
RDS/GNDS/SEC	56	46	29	73	10	56	46	29	73
ADMINISTRATIVE	1.00	82	71	1.20	10	1.00	82	71	1.20
TOTAL OPER EXP	5.02	5.07	4.20	5.74	10	5.19	5.13	4.20	5.90
FIXED EXPENSES	2.96	2.59	1.34	3.44	10	2.96	2.59	1.34	3.44
TOTAL OPER+FIXED	7.98	7.64	5.78	8.65	10	8.15	8.02	6.07	8.72
LEASING EXP	1.43	28	11	3.63	10				
TOTAL PAYROLL	68	36	30	97	9				
TOTAL CONTRACT	1.55	1.44	96	2.02	9				

AVG SQFT OFC TEN	4201	9	AVG OFFICE OCCUPANCY	88.8	10
AVG SQFT RET TEN	2527	2	AVG RETAIL OCCUPANCY	98.8	3
AVG SQFT OFC WORK	471	6	AVG RATE YR-END RENT	18.64	10
			RENTABLE/GROSS SQFT	95	10

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	66	7	ADMIN TOTAL	81	7
PAYROLL	19	6	PAYROLL	30	6
CONTRACT	41	7	MGMT FEES	45	7
SUP/MAT/MISC	06	7	LEGAL FEES	03	4
TRASH REMOVAL	06	7	AUDIT FEES	03	4
			GEN OFC EXP	11	5
			OTHER ADM EXP	09	4
REPR/MAINT TOTAL	73	7			
PAYROLL	07	7	FIXED EXP TOTAL	2.58	7
ELEVATOR	17	7	REAL ESTATE TAX	2.20	7
HVAC	16	7	BUILDING INS	28	6
ELECTRICAL	04	7	PERS PROP TAX	01	4
STRUCT/ROOF	05	2	OTHER TAXES	23	1
PLUMBING	01	6			
FIRE/LIFE SFTY	00	3	LEASING EXPENSES	39	7
OTHER MAINT/SUP	20	7	ADV/PROMOTION	07	7
			COMM FEES	67	4
UTILITIES TOTAL	1.79	7	TENANT ALTS	1.50	5
ELECTRIC	1.79	7	BUY-OUTS	25	1
GAS	00	1			
FUEL OIL			TOTAL PAYROLL	35	7
PURCH STEAM			CLEANING	19	6
PURCH CH WTR			REPAIR/MAINT	07	7
COAL			RDS/GROUNDS	07	3
WATER/SEWER	05	6	SECURITY	05	4
			ADMINISTRATIVE	30	6
RDS/GNDS/SEC TOT	67	7			
RDS/GNDS TOTAL	33	5	TOTAL CONTRACTS	1.89	7
RDS/GNDS PAYRL	07	3	CLEANING	41	7
RDS/GNDS CONTR	28	4	REPAIR/MAINT	40	7
RDS/GNDS OTHER	11	2	RDS/GROUNDS	28	4
SECURITY TOTAL	26	7	SECURITY	30	4
SEC PAYROLL	05	4	ADMINISTRATIVE	57	7
SEC CONTRACTS	30	4			
SEC OTHER	04	2			

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Miami, FL

U.S. PRIVATE SECTOR
MIAMI
DOWNTOWN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 264,996 SQ.FT.					264,996 SQ.FT.			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	10.63	14.76		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	14.01	15.69			3				
MISCELLANEOUS	1.60	1.34			3				
TOTAL INCOME	12.61	17.02			3				
EXPENSE									
CLEANING	.79	.91			3	.79	.91		
REPAIR-MAINT	.71	.73			3	.71	.73		
UTILITIES	1.93	1.91			3	1.93	1.91		
RDS GNDS SEC	.57	.67			3	.57	.67		
ADMINISTRATIVE	.80	.81			3	.80	.81		
TOTAL OPER EXP	4.80	5.07			3	4.80	5.07		
FIXED EXPENSES	1.65	1.26			3	1.65	1.26		
TOTAL OPER+FIXED	6.45	6.21			3	6.45	6.21		
LEASING EXP	.18	.11			3				
TOTAL PAYROLL	.34	.35			3				
TOTAL CONTRACT	1.81	1.91			3				

AVG SQFT OFC TEN	4409	3	AVG OFFICE OCCUPANCY	93.2	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	799	2	AVG RATE YR-END RENT	17.08	3
			RENTABLE GROSS SQFT	.89	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.00	2	ADMIN TOTAL	.78	2
PAYROLL	.21	1	PAYROLL	.18	2
CONTRACT	.72	2	MGMT FEES	.47	2
SUP MAT MISC	.08	2	LEGAL FEES	.01	1
TRASH REMOVAL	.09	2	AUDIT FEES	.02	1
			GEN OFC EXP	.04	2
			OTHER ADM EXP	.12	1
REPR MAINT TOTAL	.59	2			
PAYROLL	.04	2	FIXED EXP TOTAL	1.80	2
ELEVATOR	.11	2	REAL ESTATE TAX	1.61	2
HVAC	.27	2	BUILDING INS	.37	1
ELECTRICAL	.02	2	PERS PROP TAX	.01	1
STRUCT ROOF			OTHER TAXES		
PLUMBING	.01	2			
FIRE LIFE SFTY			LEASING EXPENSES	.21	2
OTHER MAINT SUP	.14	2	ADV PROMOTION	.02	2
			COMM FEES	.37	1
UTILITIES TOTAL	2.08	2	TENANT ALTS	.01	1
ELECTRIC	2.02	2	BUY-OUTS		
GAS	[illegible]0	1			
FUEL OIL			TOTAL PAYROLL	.33	2
PURCH STEAM			CLEANING	.21	1
PURCH CH WTR			REPAIR MAINT	.04	2
COAL			RDS GROUNDS		
WATER SEWER	.06	2	SECURITY		
			ADMINISTRATIVE	.18	2
RDS GNDS SEC TOT	.69	2			
RDS GNDS TOTAL	.39	2	TOTAL CONTRACTS	2.25	2
RDS GNDS PAYRL			CLEANING	.72	2
RDS GNDS CONTR	.28	2	REPAIR MAINT	.29	2
RDS GNDS OTHER	.11	2	RDS GROUNDS	.28	2
SECURITY TOTAL	.30	2	SECURITY	.30	2
SEC PAYROLL			ADMINISTRATIVE	.67	2
SEC CONTRACTS	.30	2			
SEC OTHER	.01	1			

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U.S. PRIVATE SECTOR
MIAMI
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS 1,093,744 SQ.FT					1,057,468 SQ.FT.			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	18.31	20.92	10.69	30.33
RETAIL AREA	25.46	25.46			1				
OTHER AREA									
TOTAL RENT	18.48	19.42	12.24	30.33	6				
MISCELLANEOUS	.63	.14	.07	2.27	5				
TOTAL INCOME	19.05	19.74	12.34	32.32	6				
EXPENSE									
CLEANING	.64	.69	.54	.74	6	.67	.69	.56	.79
REPAIR-MAINT	1.15	1.03	.40	2.17	6	1.19	1.03	.40	2.39
UTILITIES	1.70	1.78	1.20	2.15	6	1.76	1.91	1.25	2.15
RDS GNDS SEC	.57	.46	.29	.88	6	.57	.46	.29	.88
ADMINISTRATIVE	1.06	1.11	.64	1.93	6	1.06	1.11	.64	1.93
TOTAL OPER EXP	5.13	5.26	4.60	6.15	6	5.30	5.61	4.60	6.41
FIXED EXPENSES	3.30	3.19	2.01	4.18	6	3.30	3.19	2.01	4.18
TOTAL OPER+FIXED	8.43	8.06	7.84	9.49	6	8.60	8.14	8.02	9.83
LEASING EXP	1.62	.59	.13	3.63	6				
TOTAL PAYROLL	.78	.87	.42	1.51	5				
TOTAL CONTRACT	1.50	1.44	1.05	2.01	5				

AVG SQFT OFC TEN	4145	5	AVG OFFICE OCCUPANCY	85.6	6
AVG SQFT RET TEN	2210	1	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	427	3	AVG RATE YR-END RENT	20.33	6
			RENTABLE GROSS SQFT	.97	6

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.61	4	ADMIN TOTAL	1.11	4
PAYROLL	.12	4	PAYROLL	.38	4
CONTRACT	.40	4	MGMT FEES	.45	4
SUP MAT MISC	.05	4	LEGAL FEES	.05	2
TRASH REMOVAL	.04	4	AUDIT FEES	.05	3
			GEN OFC EXP	.20	3
			OTHER ADM EXP	.05	2
REPR MAINT TOTAL	1.03	4			
PAYROLL	.42	4	FIXED EXP TOTAL	2.88	4
ELEVATOR	.21	4	REAL ESTATE TAX	2.45	4
HVAC	.15	4	BUILDING INS	.28	4
ELECTRICAL	.04	4	PERS PROP TAX	.01	3
STRUCT ROOF	.05	2	OTHER TAXES	.23	1
PLUMBING	.02	3			
FIRE LIFE SFTY	.00	2	LEASING EXPENSES	1.36	4
OTHER MAINT SUP	.22	4	ADV PROMOTION	.13	4
			COMM FEES	1.64	2
UTILITIES TOTAL	1.58	4	TENANT ALTS	1.50	3
ELECTRIC	1.55	4	BUY-OUTS		
GAS					
FUEL OIL			TOTAL PAYROLL	.97	4
PURCH STEAM			CLEANING	.12	4
PURCH CH WTR			REPAIR MAINT	.42	4
COAL			RDS GROUNDS	.07	3
WATER SEWER	.05	3	SECURITY	.06	3
			ADMINISTRATIVE	.38	4
RDS GNDS SEC TOT	.57	4			
RDS GNDS TOTAL	.21	3	TOTAL CONTRACTS	1.66	4
RDS GNDS PAYRL	.07	3	CLEANING	.40	4
RDS GNDS CONTR	.49	2	REPAIR MAINT	.48	4
RDS GNDS OTHER			RDS GROUNDS	.49	2
SECURITY TOTAL	.27	4	SECURITY	.22	2
SEC PAYROLL	.08	3	ADMINISTRATIVE	.43	4
SEC CONTRACTS	.22	2			
SEC OTHER	.08	1			

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U.S. PRIVATE SECTOR
MIAMI
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	34 BLDS 3,937,068 SQ FT					1,856,723 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					34	14.86	12.12	8.55	14.20
RETAIL AREA	10.00	10.00			3				
OTHER AREA									
TOTAL RENT	7.27	11.48	8.47	15.47	34				
MISCELLANEOUS	39	24	03	60	17				
TOTAL INCOME	7.39	11.48	8.73	16.86	34				
EXPENSE									
CLEANING	25	53	22	81	34	54	57	41	81
REPAIR MAINT	38	45	23	64	34	82	47	24	85
UTILITIES	75	1.67	72	1.94	34	1.59	1.70	1.09	1.94
RDS GNDS SEC	30	23	15	44	24	30	23	15	44
ADMINISTRATIVE	41	47	34	96	33	41	47	34	96
TOTAL OPER EXP	1.90	3.44	2.07	4.84	34	4.04	3.84	2.60	5.09
FIXED EXPENSES	1.21	1.79	1.10	2.21	34	1.21	1.79	1.10	2.21
TOTAL OPER+FIXED	3.11	5.43	3.58	6.57	34	5.24	5.61	4.17	7.08
LEASING EXP	38	14	06	48	33				
TOTAL PAYROLL	29	40	22	65	28				
TOTAL CONTRACT	89	1.10	81	1.76	31				

AVG SQFT OFC TEN	2437	33	AVG OFFICE OCCUPANCY	83.5	34
AVG SQFT RET TEN	1942	11	AVG RETAIL OCCUPANCY	90.1	11
AVG SQFT OFC WORK	239	34	AVG RATE YR END RENT	15.79	24
			RENTABLE GROSS SQFT	97	34

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	53	34	ADMIN TOTAL	47	33
PAYROLL	14	4	PAYROLL	30	24
CONTRACT	40	30	MGMT FEES	38	31
SUP MAT MISC	08	28	LEGAL FEES	02	23
TRASH REMOVAL	06	34	AUDIT FEES	02	11
			GEN OFC EXP	03	18
REPR MAINT TOTAL	45	34	OTHER ADM EXP	04	30
PAYROLL	27	27			
ELEVATOR	05	26	FIXED EXP TOTAL	1.79	34
HVAC	11	30	REAL ESTATE TAX	1.46	34
ELECTRICAL	03	28	BUILDING INS	18	32
STRUCT ROOF	03	20	PERS PROP TAX	01	17
PLUMBING	01	27	OTHER TAXES	00	15
FIRE LIFE SFTY	01	12			
OTHER MAINT SUP	10	30	LEASING EXPENSES	14	33
			ADV PROMOTION	05	29
UTILITIES TOTAL	1.67	34	COMM FEES	21	22
ELECTRIC	1.64	34	TENANT ALTS	05	29
GAS	01	1	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	40	28
PURCH CH WTR			CLEANING	14	4
COAL			REPAIR MAINT	27	27
WATER SEWER	04	33	RDS GROUNDS	04	3
			SECURITY	05	1
RDS GNDS SEC TOT	23	24	ADMINISTRATIVE	30	24
RDS GNDS TOTAL	13	24			
RDS GNDS PAYRL	04	3	TOTAL CONTRACTS	1.10	31
RDS GNDS CONTR	11	21	CLEANING	40	30
RDS GNDS OTHER	07	19	REPAIR MAINT	18	30
SECURITY TOTAL	18	21	RDS GROUNDS	11	21
SEC PAYROLL	05	1	SECURITY	17	18
SEC CONTRACTS	17	18	ADMINISTRATIVE	35	27
SEC OTHER	07	6			

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U.S. PRIVATE SECTOR
MIAMI
SUBURBAN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 88,295 SQ FT					88,295 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	11.20	12.43		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11.20	12.43			3				
MISCELLANEOUS	04	04			1				
TOTAL INCOME	11.21	12.43			3				
EXPENSE									
CLEANING	44	64			3	44	64		
REPAIR MAINT	21	17			3	21	17		
UTILITIES	76	37			3	76	37		
RDS GNDS SEC	13	13			2	13	13		
ADMINISTRATIVE	24	36			3	24	36		
TOTAL OPER EXP	1.72	1.67			3	1.72	1.67		
FIXED EXPENSES	1.57	1.82			3	1.57	1.82		
TOTAL OPER+FIXED	3.29	3.49			3	3.29	3.49		
LEASING EXP	20	08			3				
TOTAL PAYROLL									
TOTAL CONTRACT	74	1.10			3				

AVG SQFT OFC TEN	2039	3	AVG OFFICE OCCUPANCY	71.6	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	340	3	AVG RATE YR END RENT	15.33	3
			RENTABLE GROSS SQFT	95	3

COMPONENT COSTS TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	64	3	ADMIN TOTAL	36	3
PAYROLL			PAYROLL		
CONTRACT	58	2	MGMT FEES	35	2
SUP MAT MISC	11	1	LEGAL FEES	01	1
TRASH REMOVAL	06	3	AUDIT FEES	01	1
			GEN OFC EXP	00	1
REPR MAINT TOTAL	17	3	OTHER ADM EXP	04	1
PAYROLL					
ELEVATOR	07	3	FIXED EXP TOTAL	1.82	3
HVAC	07	2	REAL ESTATE TAX	1.50	3
ELECTRICAL			BUILDING INS	32	3
STRUCT ROOF			PERS PROP TAX	01	1
PLUMBING	02	1	OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP	10	3	LEASING EXPENSES	08	3
			ADV PROMOTION	05	2
UTILITIES TOTAL	37	3	COMM FEES	25	1
ELECTRIC	29	3	TENANT ALTS	09	2
GAS			BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER	03	3	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	13	2	ADMINISTRATIVE		
RDS GNDS TOTAL	13	2			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.10	3
RDS GNDS CONTR	13	2	CLEANING	58	2
RDS GNDS OTHER			REPAIR MAINT	08	3
SECURITY TOTAL			RDS GROUNDS	13	2
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE	31	3
SEC OTHER					

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Miami, FL
Milwaukee, WI

U.S. PRIVATE SECTOR
MIAMI
SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 830,359 SQ.FT.					830,359 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	11.14	11.75	8.55	13.56
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11.14	11.75	8.55	13.56	5				
MISCELLANEOUS	.29	.31	.05	.60	4				
TOTAL INCOME	11.38	11.75	8.84	13.92	5				
EXPENSE									
CLEANING	.80	.50	.41	.84	5	.80	.50	.41	.84
REPAIR-MAINT	.67	.51	.46	.94	5	.67	.51	.46	.94
UTILITIES	1.72	1.66	1.27	2.30	5	1.72	1.66	1.27	2.30
RDS. GNDS. SEC.	.29	.27	.13	.49	5	.29	.27	.13	.49
ADMINISTRATIVE	.62	.67	.40	.90	4	.62	.67	.40	.90
TOTAL OPER EXP	3.80	4.04	3.10	4.51	5	3.80	4.04	3.10	4.51
FIXED EXPENSES	1.68	1.61	1.04	2.47	5	1.68	1.61	1.04	2.47
TOTAL OPER+FIXED	5.48	5.46	4.33	6.88	5	5.48	5.46	4.33	6.88
LEASING EXP	.28	.31	.07	.54	4				
TOTAL PAYROLL	.47	.51	.28	.62	5				
TOTAL CONTRACT	1.28	.87	.81	2.17	5				

AVG SQFT OFC TEN	4509	4	AVG OFFICE OCCUPANCY	81.5	5
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	227	5	AVG RATE YR-END RENT	14.00	3
			RENTABLE GROSS SQFT	94	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.50	5	ADMIN TOTAL	.87	4
PAYROLL			PAYROLL	.30	2
CONTRACT	.42	5	MGMT FEES	.43	3
SUP MAT MISC	.07	4	LEGAL FEES	.06	2
TRASH REMOVAL	.04	5	AUDIT FEES	.02	2
			GEN OFC EXP	.02	4
			OTHER ADM EXP	.02	3
REPR MAINT TOTAL	.51	5			
PAYROLL	.28	5	FIXED EXP TOTAL	1.61	5
ELEVATOR	.04	5	REAL ESTATE TAX	1.33	5
HVAC	.14	5	BUILDING INS	.17	3
ELECTRICAL	.02	5	PERS PROP TAX	.01	3
STRUCT ROOF	.13	2	OTHER TAXES	.02	3
PLUMBING	.01	5			
FIRE LIFE SFTY	.01	2	LEASING EXPENSES	.31	4
OTHER MAINT SUP	.10	5	ADV PROMOTION	.02	1
			COMM FEES	.06	3
UTILITIES TOTAL	1.66	5	TENANT ALTS	.16	4
ELECTRIC	1.63	5	BUY-OUTS		
GAS	.01	1			
FUEL OIL			TOTAL PAYROLL	.51	5
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT	.28	5
COAL			RDS GROUNDS		
WATER SEWER	.06	4	SECURITY	.05	1
			ADMINISTRATIVE	.30	2
RDS GNDS SEC TOT	.27	5			
RDS GNDS TOTAL	.07	5	TOTAL CONTRACTS	.87	5
RDS GNDS PAYRL			CLEANING	.42	5
RDS GNDS CONTR	.04	5	REPAIR MAINT	.32	4
RDS GNDS OTHER	.03	2	RDS GROUNDS	.04	5
SECURITY TOTAL	.25	4	SECURITY	.23	4
SEC PAYROLL	.05	1	ADMINISTRATIVE	.46	3
SEC CONTRACTS	.23	4			
SEC OTHER					

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U.S. PRIVATE SECTOR
MILWAUKEE
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	17 BLDS 3,899,273 SQ.FT.					3,722,685 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					16	10.65	9.29	6.93	13.03
RETAIL AREA	10.46	10.47	5.10	15.96	9				
OTHER AREA	12.00	3.39	2.17	27.94	5				
TOTAL RENT	11.12	9.73	7.32	14.04	16				
MISCELLANEOUS	.94	.26	.22	.80	14				
TOTAL INCOME	11.85	10.50	7.93	14.29	16				
EXPENSE									
CLEANING	.92	.66	.54	.90	16	.98	.73	.65	.93
REPAIR-MAINT	1.11	1.02	.83	1.16	16	1.15	1.07	.83	1.35
UTILITIES	1.25	1.40	.70	1.87	16	1.29	1.45	.72	1.89
RDS. GNDS. SEC.	.48	.25	.22	.47	16	.48	.25	.22	.47
ADMINISTRATIVE	.87	.75	.59	.95	16	.87	.75	.59	.95
TOTAL OPER EXP	4.61	4.19	3.35	5.03	16	4.81	4.57	3.65	5.71
FIXED EXPENSES	1.93	1.47	1.16	2.08	16	1.93	1.47	1.16	2.08
TOTAL OPER+FIXED	6.54	5.99	4.66	6.39	16	6.77	6.02	5.21	7.19
LEASING EXP	.90	.24	.04	.52	14				
TOTAL PAYROLL	1.45	1.05	.49	1.27	17				
TOTAL CONTRACT	1.09	.98	.45	1.40	16				

AVG SQFT OFC TEN	6676	17	AVG OFFICE OCCUPANCY	84.6	17
AVG SQFT RET TEN	2965	10	AVG RETAIL OCCUPANCY	91.2	12
AVG SQFT OFC WORK	226	17	AVG RATE YR-END RENT	14.30	17
			RENTABLE GROSS SQFT	89	17

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.66	16	ADMIN TOTAL	.75	16
PAYROLL	.48	11	PAYROLL	.26	15
CONTRACT	.30	17	MGMT FEES	.48	14
SUP MAT MISC	.05	17	LEGAL FEES	.02	10
TRASH REMOVAL	.05	17	AUDIT FEES	.04	6
			GEN OFC EXP	.18	10
			OTHER ADM EXP	.06	13
REPR MAINT TOTAL	1.02	16			
PAYROLL	.35	17	FIXED EXP TOTAL	1.47	16
ELEVATOR	.20	16	REAL ESTATE TAX	1.29	16
HVAC	.10	16	BUILDING INS	.17	17
ELECTRICAL	.04	16	PERS PROP TAX	.02	9
STRUCT ROOF	.04	11	OTHER TAXES	.01	4
PLUMBING	.02	16			
FIRE LIFE SFTY	.12	3	LEASING EXPENSES	.24	14
OTHER MAINT SUP	.06	16	ADV PROMOTION	.02	12
			COMM FEES	.16	9
UTILITIES TOTAL	1.40	16	TENANT ALTS	.02	11
ELECTRIC	.93	16	BUY-OUTS	.07	3
GAS	.00	8			
FUEL OIL			TOTAL PAYROLL	1.05	17
PURCH STEAM	.39	15	CLEANING	.48	11
PURCH CH WTR			REPAIR MAINT	.35	17
COAL			RDS GROUNDS	.02	6
WATER SEWER	.06	17	SECURITY	.18	9
			ADMINISTRATIVE	.26	15
RDS GNDS SEC TOT	.25	16			
RDS GNDS TOTAL	.07	10	TOTAL CONTRACTS	.98	16
RDS GNDS PAYRL	.02	6	CLEANING	.30	17
RDS GNDS CONTR	.06	6	REPAIR MAINT	.24	16
RDS GNDS OTHER	.00	8	RDS GROUNDS	.06	6
SECURITY TOTAL	.25	15	SECURITY	.06	12
SEC PAYROLL	.18	9	ADMINISTRATIVE	.52	14
SEC CONTRACTS	.06	12			
SEC OTHER	.01	6			

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Milwaukee, WI

U.S. PRIVATE SECTOR
MILWAUKEE
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	935,053 SQ FT				883,955 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	10.27	9.64	6.29	12.87
RETAIL AREA	10.79	10.47			3				
OTHER AREA	2.41	2.41			1				
TOTAL RENT	10.90	9.64	6.99	14.13	6				
MISCELLANEOUS	.34	.25	.15	.52	4				
TOTAL INCOME	11.15	10.06	6.99	14.38	6				
EXPENSE									
CLEANING	.64	.72	.53	.86	7	.67	.74	.64	.91
REPAIR MAINT	1.35	.99	.85	1.50	7	1.42	1.04	.85	1.50
UTILITIES	1.61	1.66	.69	2.22	7	1.67	1.66	.69	2.22
RDS GNDS SEC	.26	.23	.20	.33	6	.26	.23	.20	.33
ADMINISTRATIVE	.73	.68	.57	.93	7	.73	.68	.57	.93
TOTAL OPER EXP	4.56	4.75	3.08	5.17	7	4.79	4.75	3.57	6.51
FIXED EXPENSES	1.54	1.30	1.07	2.00	7	1.54	1.30	1.07	2.00
TOTAL OPER+FIXED	6.10	6.01	3.87	6.24	7	6.33	6.01	4.36	7.58
LEASING EXP	.27	.19	.04	.52	5				
TOTAL PAYROLL	.91	1.14	.47	1.40	6				
TOTAL CONTRACT	1.46	1.03	.78	2.29	7				

AVG SQFT OFC TEN	3563	7	AVG OFFICE OCCUPANCY	87.9	7
AVG SQFT RET TEN	2014	3	AVG RETAIL OCCUPANCY	95.8	3
AVG SQFT OFC WORK	235	7	AVG RATE YR END RENT	12.85	.6
			RENTABLE GROSS SQFT	.87	7

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA - MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.72	7	ADMIN TOTAL	.68	7
PAYROLL	.43	4	PAYROLL	.44	4
CONTRACT	.51	6	MGMT FEES	.53	5
SUP MAT MISC	.03	6	LEGAL FEES	.03	4
TRASH REMOVAL	.04	7	AUDIT FEES		
			GEN OFC EXP	.14	2
REPR MAINT TOTAL	.99	7	OTHER ADM EXP	.06	4
PAYROLL	.40	6			
ELEVATOR	.20	7	FIXED EXP TOTAL	1.30	7
HVAC	.10	7	REAL ESTATE TAX	1.03	7
ELECTRICAL	.04	7	BUILDING INS	.18	6
STRUCT ROOF	.02	5	PERS PROP TAX	.24	2
PLUMBING	.03	7	OTHER TAXES	.01	1
FIRE LIFE SFTY	.06	2			
OTHER MAINT SUP	.23	7	LEASING EXPENSES	.19	5
			ADV PROMOTION	.03	4
UTILITIES TOTAL	1.66	7	COMM FEES	.08	4
ELECTRIC	1.02	7	TENANT ALTS	.25	2
GAS	.01	4	BUY OUTS		
FUEL OIL					
PURCH STEAM	.39	7	TOTAL PAYROLL	1.14	6
PURCH CH WTR			CLEANING	.43	4
COAL			REPAIR MAINT	.40	6
WATER SEWER	.08	7	RDS GROUNDS	.12	2
			SECURITY	.20	2
RDS GNDS SEC TOT	.23	6	ADMINISTRATIVE	.44	4
RDS GNDS TOTAL	.01	3			
RDS GNDS PAYRL	.12	2	TOTAL CONTRACTS	1.03	7
RDS GNDS CONTR	.00	1	CLEANING	.51	6
RDS GNDS OTHER	.00	2	REPAIR MAINT	.47	7
SECURITY TOTAL	.22	5	RDS GROUNDS	.00	1
SEC PAYROLL	.20	2	SECURITY	.12	4
SEC CONTRACTS	.12	4	ADMINISTRATIVE	.56	5
SEC OTHER	.22	1			

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U.S. PRIVATE SECTOR
MILWAUKEE
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,324,853 SQ FT				1,269,104 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	14.33	14.10		
RETAIL AREA	4.15	4.15			1				
OTHER AREA									
TOTAL RENT	14.70	14.79			3				
MISCELLANEOUS	1.36	.26			3				
TOTAL INCOME	16.06	15.04			3				
EXPENSE									
CLEANING	1.52	1.46			3	1.56	1.46		
REPAIR MAINT	1.33	1.24			3	1.37	1.24		
UTILITIES	1.26	1.41			3	1.29	1.41		
RDS GNDS SEC	.83	1.03			3	.83	1.03		
ADMINISTRATIVE	.86	.92			3	.86	.92		
TOTAL OPER EXP	5.80	6.53			3	5.96	6.62		
FIXED EXPENSES	2.35	2.17			3	2.35	2.17		
TOTAL OPER+FIXED	8.15	8.33			3	8.33	8.42		
LEASING EXP	.46	.48			2				
TOTAL PAYROLL	2.69	3.36			3				
TOTAL CONTRACT	.69	.34			3				

AVG SQFT OFC TEN	19539	3	AVG OFFICE OCCUPANCY	97.0	3
AVG SQFT RET TEN	5054	2	AVG RETAIL OCCUPANCY	90.7	3
AVG SQFT OFC WORK	214	3	AVG RATE YR END RENT	16.98	3
			RENTABLE GROSS SQFT	.85	3

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA - MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.46	3	ADMIN TOTAL	.92	3
PAYROLL	1.19	3	PAYROLL	.42	3
CONTRACT	.05	3	MGMT FEES	.50	1
SUP MAT MISC	.13	3	LEGAL FEES	.07	2
TRASH REMOVAL	.09	3	AUDIT FEES	.02	1
			GEN OFC EXP	.20	3
REPR MAINT TOTAL	1.24	3	OTHER ADM EXP	.09	2
PAYROLL	.64	3			
ELEVATOR	.30	3	FIXED EXP TOTAL	2.17	3
HVAC	.38	3	REAL ESTATE TAX	2.06	3
ELECTRICAL	.06	3	BUILDING INS	.15	3
STRUCT ROOF	.14	1	PERS PROP TAX	.04	3
PLUMBING	.01	2	OTHER TAXES	.01	1
FIRE LIFE SFTY	.14	1			
OTHER MAINT SUP	.01	3	LEASING EXPENSES	.48	2
			ADV PROMOTION	.02	1
UTILITIES TOTAL	1.41	3	COMM FEES	.18	1
ELECTRIC	.84	3	TENANT ALTS	.32	2
GAS	.01	2	BUY OUTS	.13	1
FUEL OIL					
PURCH STEAM	.46	3	TOTAL PAYROLL	3.36	3
PURCH CH WTR			CLEANING	1.19	3
COAL			REPAIR MAINT	.64	3
WATER SEWER	.05	3	RDS GROUNDS	.15	2
			SECURITY	.96	2
RDS GNDS SEC TOT	1.03	3	ADMINISTRATIVE	.42	3
RDS GNDS TOTAL	.22	2			
RDS GNDS PAYRL	.15	2	TOTAL CONTRACTS	.34	3
RDS GNDS CONTR	.13	1	CLEANING	.05	3
RDS GNDS OTHER	.00	1	REPAIR MAINT	.24	2
SECURITY TOTAL	.75	3	RDS GROUNDS	.13	1
SEC PAYROLL	.96	2	SECURITY	.25	1
SEC CONTRACTS	.25	1	ADMINISTRATIVE	.32	2
SEC OTHER	.02	2			

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Milwaukee, WI

U.S. PRIVATE SECTOR
MILWAUKEE
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA: 15 BLDS 633,178 SQ.FT. DOLLARS SQ FT AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA: 633,178 SQ.FT. DOLLAR SQ FT AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA					15	11.90	11.48	9.55	13.14
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12.00	11.57	9.55	13.14	15				
MISCELLANEOUS	.28	.10	.02	.52	11				
TOTAL INCOME	12.25	11.58	9.55	13.51	15				
EXPENSE									
CLEANING	.60	.56	.41	.69	15	.60	.56	.41	.69
REPAIR-MAINT	.78	.63	.46	.88	15	.78	.63	.46	.88
UTILITIES	1.71	1.76	1.52	2.04	15	1.71	1.76	1.52	2.04
RDS GNDS SEC	.30	.26	.16	.36	15	.30	.26	.16	.36
ADMINISTRATIVE	.74	.72	.48	1.23	15	.74	.72	.48	1.23
TOTAL OPER EXP	4.14	4.16	3.57	4.63	15	4.14	4.16	3.57	4.63
FIXED EXPENSES	1.76	1.67	1.33	2.31	15	1.76	1.67	1.33	2.31
TOTAL OPER+FIXED	5.90	5.78	5.43	6.55	15	5.90	5.78	5.43	6.55
LEASING EXP	.29	.27	.09	.66	14				
TOTAL PAYROLL	.47	.36	.19	.98	7				
TOTAL CONTRACT	1.16	.99	.47	1.24	15				

AVG SQFT OFC TEN	5273	15	AVG OFFICE OCCUPANCY	94.9	15
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	248	10	AVG RATE YR-END RENT	13.24	15
			RENTABLE GROSS SQFT	.83	15

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.64	4	ADMIN TOTAL	1.09	4
PAYROLL	.61	1	PAYROLL	.49	2
CONTRACT	.48	4	MGMT FEES	.65	4
SUP MAT MISC	.05	4	LEGAL FEES	.03	2
TRASH REMOVAL	.04	4	AUDIT FEES	.04	1
			GEN OFC EXP	.08	3
REPR MAINT TOTAL	.48	4	OTHER ADM EXP	.07	4
PAYROLL	.16	3			
ELEVATOR	.07	4	FIXED EXP TOTAL	1.67	4
HVAC	.09	4	REAL ESTATE TAX	1.51	4
ELECTRICAL	.04	2	BUILDING INS	.15	4
STRUCT ROOF	.01	2	PERS PROP TAX	.02	1
PLUMBING	.02	2	OTHER TAXES		
FIRE LIFE SFTY	.01	2			
OTHER MAINT SUP	.09	4	LEASING EXPENSES		
			ADV PROMOTION	.03	3
UTILITIES TOTAL	1.83	4	COMM FEES	.02	3
ELECTRIC	1.53	4	TENANT ALTS	.02	2
GAS	.49	3	BUY OUTS	.20	1
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.65	3
PURCH CH WTR			CLEANING	.61	1
COAL			REPAIR MAINT	.16	3
WATER SEWER	.05	4	RDS GROUNDS	.03	2
			SECURITY		
RDS GNDS SEC TOT	.21	4	ADMINISTRATIVE	.49	2
RDS GNDS TOTAL	.20	4			
RDS GNDS PAYRL	.03	2	TOTAL CONTRACTS	1.20	4
RDS GNDS CONTR	.13	4	CLEANING	.48	4
RDS GNDS OTHER	.08	3	REPAIR MAINT	.26	4
SECURITY TOTAL	.02	1	RDS GROUNDS	.13	4
SEC PAYROLL			SECURITY	.02	1
SEC CONTRACTS	.02	1	ADMINISTRATIVE	.48	4
SEC OTHER					

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U.S. PRIVATE SECTOR
MILWAUKEE
SUBURBAN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA: 3 BLDS 56,942 SQ.FT. DOLLARS SQ FT AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA: 56,942 SQ.FT. DOLLAR SQ FT AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA					3	10.87	10.04		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10.87	10.04			3				
MISCELLANEOUS	.08	.08			1				
TOTAL INCOME	10.91	10.04			3				
EXPENSE									
CLEANING	.60	.52			3	.60	.52		
REPAIR-MAINT	.46	.46			3	.46	.46		
UTILITIES	2.34	2.01			3	2.34	2.01		
RDS GNDS SEC	.20	.15			3	.20	.15		
ADMINISTRATIVE	1.02	.89			3	1.02	.89		
TOTAL OPER EXP	4.61	4.32			3	4.61	4.32		
FIXED EXPENSES	1.54	1.21			3	1.54	1.21		
TOTAL OPER+FIXED	6.16	5.53			3	6.16	5.53		
LEASING EXP	.18	.31			2				
TOTAL PAYROLL	.65	.65			1				
TOTAL CONTRACT	.88	.84			3				

AVG SQFT OFC TEN	3133	3	AVG OFFICE OCCUPANCY	99.0	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	289	3	AVG RATE YR-END RENT	12.02	3
			RENTABLE GROSS SQFT	.92	3

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.61	2	ADMIN TOTAL	.94	2
PAYROLL			PAYROLL	.49	1
CONTRACT	.53	2	MGMT FEES	.55	2
SUP MAT MISC	.03	2	LEGAL FEES		
TRASH REMOVAL	.05	2	AUDIT FEES		
			GEN OFC EXP	.08	1
REPR MAINT TOTAL	.38	2	OTHER ADM EXP	.10	2
PAYROLL	.14	1			
ELEVATOR	.08	2	FIXED EXP TOTAL	1.52	2
HVAC	.15	2	REAL ESTATE TAX	1.38	2
ELECTRICAL	.01	1	BUILDING INS	.17	2
STRUCT ROOF	.01	1	PERS PROP TAX		
PLUMBING	.03	1	OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP	.08	2	LEASING EXPENSES		
			ADV PROMOTION	.02	1
UTILITIES TOTAL	2.40	2	COMM FEES	.02	1
ELECTRIC	1.77	2	TENANT ALTS		
GAS	.53	2	BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.65	1
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.14	1
WATER SEWER	.09	2	RDS GROUNDS	.02	1
			SECURITY		
RDS GNDS SEC TOT	.15	2	ADMINISTRATIVE	.49	1
RDS GNDS TOTAL	.15	2			
RDS GNDS PAYRL	.02	1	TOTAL CONTRACTS	1.00	2
RDS GNDS CONTR	.09	2	CLEANING	.53	2
RDS GNDS OTHER	.04	2	REPAIR MAINT	.17	2
SECURITY TOTAL			RDS GROUNDS	.09	2
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE	.22	2
SEC OTHER					

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Milwaukee, WI
Minneapolis, MN

U.S. PRIVATE SECTOR
MILWAUKEE
SUBURBAN 50,000 - 100,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	183,832 SQ.FT.				183,832 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	12.65	13.17		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12.65	13.17			3				
MISCELLANEOUS	28	26			3				
TOTAL INCOME	12.94	13.70			3				
EXPENSE									
CLEANING	63	65			3	63	65		
REPAIR-MAINT	51	54			3	51	54		
UTILITIES	1.59	1.65			3	1.59	1.65		
RDS GNDS SEC	25	26			3	25	26		
ADMINISTRATIVE	94	.60			3	94	.60		
TOTAL OPER EXP	3.92	3.81			3	3.92	3.81		
FIXED EXPENSES	2.23	2.46			3	2.23	2.46		
TOTAL OPER+FIXED	6.15	6.27			3	6.15	6.27		
LEASING EXP	49	27			3				
TOTAL PAYROLL	60	20			3				
TOTAL CONTRACT	1.06	1.14			3				

AVG SQFT OFC TEN	4140	3	AVG OFFICE OCCUPANCY	87.8	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	305	1	AVG RATE YR-END RENT	13.75	3
			RENTABLE GROSS SQFT	.82	3

COMPONENT COSTS -TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.88	1	ADMIN TOTAL	1.59	1
PAYROLL	.61	1	PAYROLL	.49	1
CONTRACT	.05	1	MGMT FEES	.81	1
SUP MAT MISC	.16	1	LEGAL FEES	.02	1
TRASH REMOVAL	.04	1	AUDIT FEES		
			GEN OFC EXP	.16	1
REPR. MAINT TOTAL	.45	1	OTHER ADM EXP	.11	1
PAYROLL	.16	1			
ELEVATOR	.06	1	FIXED EXP TOTAL	1.75	1
HVAC	.13	1	REAL ESTATE TAX	1.59	1
ELECTRICAL			BUILDING INS	.15	1
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY	.01	1			
OTHER MAINT SUP	.07	1	LEASING EXPENSES	.27	1
			ADV PROMOTION	.05	1
UTILITIES TOTAL	1.65	1	COMM FEES	.02	1
ELECTRIC	1.60	1	TENANT ALTS	.20	1
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	1.31	1
PURCH CH WTR			CLEANING	.61	1
COAL			REPAIR MAINT	.16	1
WATER SEWER	.04	1	RDS GROUNDS	.04	1
			SECURITY		
RDS. GNDS. SEC TOT	.26	1	ADMINISTRATIVE	.49	1
RDS. GNDS TOTAL	.24	1			
RDS. GNDS PAYRL	.04	1	TOTAL CONTRACTS	1.24	1
RDS. GNDS CONTR	.13	1	CLEANING	.05	1
RDS. GNDS OTHER	.08	1	REPAIR MAINT	.22	1
SECURITY TOTAL	.02	1	RDS GROUNDS	.13	1
SEC PAYROLL			SECURITY	.02	1
SEC CONTRACTS	.02	1	ADMINISTRATIVE	.81	1
SEC OTHER					

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U.S. PRIVATE SECTOR
MINNEAPOLIS
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	63 BLDS	12,827,236 SQ.FT.				11,361,409 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					60	14.89	10.94	5.77	18.48
RETAIL AREA	19.45	17.69	9.11	25.23	18				
OTHER AREA	12.66	9.16	5.36	14.70	10				
TOTAL RENT	15.09	12.68	6.29	17.75	60				
MISCELLANEOUS	40	21	08	63	46				
TOTAL INCOME	15.42	12.79	6.30	18.20	60				
EXPENSE									
CLEANING	88	87	67	1.06	59	99	93	68	1.17
REPAIR MAINT	95	85	28	1.19	63	1.07	1.00	39	1.24
UTILITIES	1.38	1.10	55	1.75	63	1.55	1.18	64	1.82
RDS GNDS SEC	30	20	13	35	62	30	20	13	35
ADMINISTRATIVE	1.01	81	36	1.03	62	1.01	81	36	1.03
TOTAL OPER EXP	4.48	4.13	2.37	5.23	63	5.05	4.57	2.37	6.06
FIXED EXPENSES	3.88	3.18	1.55	4.05	63	3.88	3.18	1.55	4.06
TOTAL OPER+FIXED	8.36	7.56	4.82	9.30	63	8.93	8.40	4.88	10.03
LEASING EXP	87	18	06	85	46				
TOTAL PAYROLL	76	56	40	95	49				
TOTAL CONTRACT	1.34	1.16	34	1.66	63				

AVG SQFT OFC TEN	2882	45	AVG OFFICE OCCUPANCY	91.3	63
AVG SQFT RET TEN	4025	20	AVG RETAIL OCCUPANCY	94.3	37
AVG SQFT OFC WORK	239	42	AVG RATE YR-END RENT	14.84	60
			RENTABLE GROSS SQFT	72	63

COMPONENT COSTS -TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.90	51	ADMIN TOTAL	.94	50
PAYROLL	.06	18	PAYROLL	.26	39
CONTRACT	.79	51	MGMT FEES	.57	43
SUP MAT MISC	.05	27	LEGAL FEES	.02	23
TRASH REMOVAL	.04	47	AUDIT FEES	.01	19
			GEN OFC EXP	.09	43
REPR MAINT TOTAL	1.00	51	OTHER ADM EXP	.03	34
PAYROLL	.35	46			
ELEVATOR	.16	51	FIXED EXP TOTAL	3.58	51
HVAC	.09	51	REAL ESTATE TAX	3.34	51
ELECTRICAL	.04	46	BUILDING INS	.26	50
STRUCT ROOF	.09	29	PERS PROP TAX		
PLUMBING	.01	48	OTHER TAXES	.05	8
FIRE LIFE SFTY	.03	18			
OTHER MAINT SUP	.20	48	LEASING EXPENSES	.49	34
			ADV PROMOTION	.03	13
UTILITIES TOTAL	1.39	51	COMM FEES	.06	32
ELECTRIC	.78	51	TENANT ALTS	.51	27
GAS	.10	17	BUY-OUTS	.08	6
FUEL OIL	.02	1			
PURCH STEAM	.47	40	TOTAL PAYROLL	.56	49
PURCH CH WTR	.49	22	CLEANING	.06	16
COAL			REPAIR MAINT	.35	46
WATER SEWER	.06	50	RDS GROUNDS	.03	5
			SECURITY	.14	25
RDS GNDS SEC TOT	.22	50	ADMINISTRATIVE	.26	39
RDS GNDS TOTAL	.01	42			
RDS GNDS PAYRL	.03	5	TOTAL CONTRACTS	1.49	51
RDS GNDS CONTR	.02	13	CLEANING	.79	51
RDS GNDS OTHER	.01	33	REPAIR MAINT	.27	35
SECURITY TOTAL	.19	49	RDS GROUNDS	.02	13
SEC PAYROLL	.14	25	SECURITY	.15	47
SEC CONTRACTS	.15	47	ADMINISTRATIVE	.60	30
SEC OTHER	.01	29			

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U.S. PRIVATE SECTOR
MINNEAPOLIS
DOWNTOWN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	108,788 SQ.FT				105,463 SQ.FT			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	12.25	17.35		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11.87	16.27			3				
MISCELLANEOUS	.33	.25			2				
TOTAL INCOME	12.07	16.76			3				
EXPENSE									
CLEANING	.79	.73			3	.82	.73		
REPAIR-MAINT	.67	.96			3	.69	1.04		
UTILITIES	.84	1.16			3	.86	1.16		
RDS. GNDS. SEC	.51	.60			3	.51	.60		
ADMINISTRATIVE	.77	.77			3	.77	.77		
TOTAL OPER EXP	3.58	5.40			3	3.69	5.40		
FIXED EXPENSES	2.36	3.12			3	2.36	3.12		
TOTAL OPER+FIXED	5.94	8.60			3	6.05	9.00		
LEASING EXP	.23	.26			2				
TOTAL PAYROLL	.41	.39			2				
TOTAL CONTRACT	1.43	1.03			3				

AVG SQFT OFC TEN	38	3	AVG OFFICE OCCUPANCY	80.0	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	192	2	AVG RATE YR-END RENT	7.70	3
			RENTABLE GROSS SQFT	.98	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.16	2	ADMIN TOTAL	1.30	2
PAYROLL	.08	1	PAYROLL		
CONTRACT	.97	2	MGMT FEES	1.04	2
SUP MAT MISC	.07	2	LEGAL FEES	.09	1
TRASH REMOVAL	.08	2	AUDIT FEES		
			GEN OFC EXP	.19	2
			OTHER ADM EXP	.05	1
REPR MAINT TOTAL	1.02	2			
PAYROLL	.35	2	FIXED EXP TOTAL	3.36	2
ELEVATOR	.13	2	REAL ESTATE TAX	3.15	2
HVAC	.03	2	BUILDING INS	.19	2
ELECTRICAL	.05	2	PERS PROP TAX		
STRUCT ROOF			OTHER TAXES	.05	1
PLUMBING	.01	1			
FIRE LIFE SFTY	.06	2	LEASING EXPENSES	.33	1
OTHER MAINT SUP	.39	2	ADV PROMOTION	.00	1
			COMM FEES	.33	1
UTILITIES TOTAL	1.28	2	TENANT ALTS		
ELECTRIC	.75	2	BUY-OUTS		
GAS	.38	1			
FUEL OIL			TOTAL PAYROLL	.39	2
PURCH STEAM	.60	1	CLEANING	.08	1
PURCH CH WTR			REPAIR MAINT	.35	2
COAL			RDS GROUNDS		
WATER SEWER	.05	2	SECURITY		
			ADMINISTRATIVE		
RDS GNDS SEC TOT	.68	2			
RDS GNDS TOTAL	.29	2	TOTAL CONTRACTS	1.87	2
RDS GNDS PAYRL			CLEANING	.97	2
RDS GNDS CONTR	.19	2	REPAIR MAINT		
RDS GNDS OTHER	.20	1	RDS GROUNDS	.19	2
SECURITY TOTAL	.40	2	SECURITY	.39	2
SEC PAYROLL			ADMINISTRATIVE	.64	1
SEC CONTRACTS	.39	2			
SEC OTHER	.00	1			

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U.S. PRIVATE SECTOR
MINNEAPOLIS
DOWNTOWN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	451,973 SQ.FT				417,335 SQ.FT			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					7	5.66	4.75	4.21	9.28
RETAIL AREA	18.16	26.82			2				
OTHER AREA	11.64	11.64			1				
TOTAL RENT	6.54	4.75	4.21	9.55	7				
MISCELLANEOUS	.32	.16	.09	.52	4				
TOTAL INCOME	6.72	4.75	4.21	9.73	7				
EXPENSE									
CLEANING	.35	.34	.00	.73	6	.38	.34	.00	1.01
REPAIR-MAINT	.37	.12	.04	1.02	7	.40	.12	.04	1.13
UTILITIES	.77	.27	.11	1.75	7	.83	.27	.11	1.94
RDS. GNDS. SEC	.11	.11	.10	.13	7	.11	.11	.10	.13
ADMINISTRATIVE	.28	.25	.18	.44	7	.28	.25	.18	.44
TOTAL OPER EXP	1.83	.60	.51	4.0	7	1.98	.60	.51	4.45
FIXED EXPENSES	1.88	1.35	1.31	2.50	7	1.88	1.35	1.31	2.50
TOTAL OPER+FIXED	3.70	1.89	1.86	6.40	7	3.86	1.89	1.86	6.83
LEASING EXP	.18	.08	.05	.42	6				
TOTAL PAYROLL	.57	.56			2				
TOTAL CONTRACT	.68	.32	.26	1.23	7				

AVG SQFT OFC TEN	3433	7	AVG OFFICE OCCUPANCY	71.6	7
AVG SQFT RET TEN	2368	2	AVG RETAIL OCCUPANCY	89.2	2
AVG SQFT OFC WORK	443	1	AVG RATE YR-END RENT	7.65	7
			RENTABLE GROSS SQFT	.99	7

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.68	3	ADMIN TOTAL	.44	3
PAYROLL			PAYROLL		
CONTRACT	.64	3	MGMT FEES	.31	3
SUP MAT MISC	.05	1	LEGAL FEES	.03	3
TRASH REMOVAL	.05	3	AUDIT FEES	.12	1
			GEN OFC EXP	.02	3
			OTHER ADM EXP	.00	3
REPR MAINT TOTAL	1.02	3			
PAYROLL	.56	2	FIXED EXP TOTAL	2.50	3
ELEVATOR	.09	3	REAL ESTATE TAX	2.20	3
HVAC	.09	3	BUILDING INS	.27	3
ELECTRICAL	.02	3	PERS PROP TAX		
STRUCT ROOF	.06	1	OTHER TAXES		
PLUMBING	.01	3			
FIRE LIFE SFTY	.00	2	LEASING EXPENSES	.42	2
OTHER MAINT SUP	.20	3	ADV PROMOTION		
			COMM FEES	.12	1
UTILITIES TOTAL	1.75	3	TENANT ALTS	.36	2
ELECTRIC	.91	3	BUY-OUTS		
GAS	.12	2			
FUEL OIL			TOTAL PAYROLL	.58	2
PURCH STEAM	.72	3	CLEANING		
PURCH CH WTR			REPAIR MAINT	.56	2
COAL			RDS GROUNDS		
WATER SEWER	.07	3	SECURITY		
			ADMINISTRATIVE		
RDS GNDS SEC TOT	.13	3			
RDS GNDS TOTAL	.01	1	TOTAL CONTRACTS	1.23	3
RDS GNDS PAYRL			CLEANING	.64	3
RDS GNDS CONTR			REPAIR MAINT	.18	3
RDS GNDS OTHER	.01	1	RDS GROUNDS		
SECURITY TOTAL	.13	3	SECURITY	.13	3
SEC PAYROLL			ADMINISTRATIVE	.40	2
SEC CONTRACTS	.13	3			
SEC OTHER	.01	1			

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Minneapolis, MN

U.S. PRIVATE SECTOR

U.S. PRIVATE SECTOR
MINNEAPOLIS
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS 3,073,215 SQ.FT.					2,926,447 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					13	12.20	12.98	7.17	18.10
RETAIL AREA	22.88	21.75	17.41	43.76	4				
OTHER AREA	5.59	5.36			3				
TOTAL RENT	12.63	13.33	9.07	17.75	13				
MISCELLANEOUS	.59	.26	.08	.75	9				
TOTAL INCOME	13.02	13.51	9.35	18.22	13				
EXPENSE									
CLEANING	1.07	.93	.76	1.36	15	1.13	1.13	.76	1.36
REPAIR-MAINT	1.23	.99	.67	1.52	16	1.29	1.05	.76	1.63
UTILITIES	1.44	1.58	1.07	1.79	16	1.51	1.66	1.07	2.07
RDS GNDS SEC	.38	.25	.17	.60	15	.38	.25	.17	.60
ADMINISTRATIVE	1.00	.94	.45	1.20	15	1.00	.94	.45	1.20
TOTAL OPER EXP	5.02	4.78	3.94	6.43	16	5.27	5.40	3.98	6.95
FIXED EXPENSES	3.23	3.44	2.29	4.06	16	3.23	3.44	2.29	4.06
TOTAL OPER+FIXED	8.25	8.62	6.80	9.91	16	8.50	9.47	7.16	10.32
LEASING EXP	1.00	.64	.07	1.46	9				
TOTAL PAYROLL	1.33	.81	.45	1.36	14				
TOTAL CONTRACT	1.44	1.50	.98	2.09	16				

AVG SQFT OFC TEN	4210	14	AVG OFFICE OCCUPANCY	85.3	16
AVG SQFT RET TEN	1808	5	AVG RETAIL OCCUPANCY	92.5	6
AVG SQFT OFC WORK	241	12	AVG RATE YR-END RENT	16.29	13
			RENTABLE GROSS SQFT	.86	16

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.93	15	ADMIN TOTAL	.94	14
PAYROLL	.22	7	PAYROLL	.28	10
CONTRACT	.71	15	MGMT FEES	.51	11
SUP MAT MISC	.05	11	LEGAL FEES	.06	6
TRASH REMOVAL	.05	12	AUDIT FEES	.04	5
			GEN OFC EXP	.08	11
REPR MAINT TOTAL	1.00	15	OTHER ADM EXP	.04	9
PAYROLL	.41	12			
ELEVATOR	.15	15	FIXED EXP TOTAL	3.46	15
HVAC	.13	15	REAL ESTATE TAX	3.31	15
ELECTRICAL	.06	15	BUILDING INS	.25	14
STRUCT ROOF	.30	5	PERS PROP TAX		
PLUMBING	.02	14	OTHER TAXES	.05	2
FIRE LIFE SFTY	.03	8			
OTHER MAINT SUP	.20	13	LEASING EXPENSES	.74	8
			ADV PROMOTION	.06	5
UTILITIES TOTAL	1.62	15	COMM FEES	.06	8
ELECTRIC	.78	15	TENANT ALTS	.82	5
GAS	.17	4	BUY OUTS	.08	2
FUEL OIL					
PURCH STEAM	.66	9	TOTAL PAYROLL	.81	14
PURCH CH WTR	.44	3	CLEANING	.22	7
COAL			REPAIR MAINT	.41	12
WATER SEWER	.06	15	RDS GROUNDS	.03	3
			SECURITY	.16	3
RDS GNDS SEC TOT	.28	14	ADMINISTRATIVE	.28	10
RDS GNDS TOTAL	.01	12			
RDS GNDS PAYRL	.03	3	TOTAL CONTRACTS	1.60	15
RDS GNDS CONTR	.01	7	CLEANING	.71	15
RDS GNDS OTHER	.01	6	REPAIR MAINT	.69	8
SECURITY TOTAL	.27	14	RDS GROUNDS	.01	7
SEC PAYROLL	.16	3	SECURITY	.18	13
SEC CONTRACTS	.18	13	ADMINISTRATIVE	.59	7
SEC OTHER	.01	4			

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U.S. PRIVATE SECTOR
MINNEAPOLIS
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 2,227,975 SQ.FT.					2,212,917 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	15.37	18.34	9.98	18.82
RETAIL AREA	15.65	8.21			2				
OTHER AREA									
TOTAL RENT	15.37	18.34	9.92	18.94	5				
MISCELLANEOUS	.80	.99			3				
TOTAL INCOME	15.84	18.34	10.60	19.52	5				
EXPENSE									
CLEANING	.96	.96	.81	1.13	5	.96	.96	.81	1.13
REPAIR-MAINT	1.26	1.24	1.13	1.41	5	1.26	1.24	1.13	1.42
UTILITIES	1.37	1.53	.95	1.72	5	1.37	1.53	.95	1.72
RDS GNDS SEC	.49	.28	.13	.91	5	.49	.28	.13	.91
ADMINISTRATIVE	.95	.94	.87	1.04	5	.95	.94	.87	1.04
TOTAL OPER EXP	5.04	4.89	4.30	5.84	5	5.05	4.91	4.32	5.84
FIXED EXPENSES	4.33	4.34	3.71	4.93	5	4.33	4.34	3.71	4.93
TOTAL OPER+FIXED	9.37	9.24	8.70	10.08	5	9.38	9.25	8.71	10.08
LEASING EXP	1.38	1.43			2				
TOTAL PAYROLL	.67	.71	.36	.99	5				
TOTAL CONTRACT	1.86	1.16	1.09	2.83	5				

AVG SQFT OFC TEN	21284	5	AVG OFFICE OCCUPANCY	98.1	5
AVG SQFT RET TEN	870	3	AVG RETAIL OCCUPANCY	86.7	3
AVG SQFT OFC WORK	275	5	AVG RATE YR-END RENT	23.66	5
			RENTABLE GROSS SQFT	.89	5

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.96	5	ADMIN TOTAL	.94	5
PAYROLL	.02	1	PAYROLL	.32	3
CONTRACT	.92	5	MGMT FEES	.70	4
SUP MAT MISC	.09	3	LEGAL FEES	.00	2
TRASH REMOVAL	.04	4	AUDIT FEES	.03	2
			GEN OFC EXP	.08	4
REPR MAINT TOTAL	1.24	5	OTHER ADM EXP	.03	3
PAYROLL	.37	4			
ELEVATOR	.19	5	FIXED EXP TOTAL	4.34	5
HVAC	.11	5	REAL ESTATE TAX	4.28	5
ELECTRICAL	.05	4	BUILDING INS	.22	5
STRUCT ROOF	.02	1	PERS PROP TAX		
PLUMBING	.01	4	OTHER TAXES	.00	1
FIRE LIFE SFTY	.02	4			
OTHER MAINT SUP	.30	4	LEASING EXPENSES	1.43	2
			ADV PROMOTION	.05	2
UTILITIES TOTAL	1.53	5	COMM FEES	.21	2
ELECTRIC	1.01	5	TENANT ALTS	1.18	2
GAS	.01	2	BUY OUTS		
FUEL OIL	.02	1			
PURCH STEAM	.27	4	TOTAL PAYROLL	.71	5
PURCH CH WTR	.53	1	CLEANING	.02	1
COAL			REPAIR MAINT	.37	4
WATER SEWER	.05	4	RDS GROUNDS	.01	1
			SECURITY		
RDS GNDS SEC TOT	.28	5	ADMINISTRATIVE	.32	3
RDS GNDS TOTAL	.02	5			
RDS GNDS PAYRL	.01	1	TOTAL CONTRACTS	1.16	5
RDS GNDS CONTR	.10	3	CLEANING	.92	5
RDS GNDS OTHER	.01	4	REPAIR MAINT	.22	2
SECURITY TOTAL	.23	4	RDS GROUNDS	.10	3
SEC PAYROLL			SECURITY	.22	4
SEC CONTRACTS	.22	4	ADMINISTRATIVE	.90	2
SEC OTHER	.01	1			

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
MINNEAPOLIS
DOWNTOWN MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 4,414,928 SQ.FT.					3,594,600 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	18.92	19.52		
RETAIL AREA	21.58	19.12			3				
OTHER AREA	11.21	11.93			2				
TOTAL RENT	19.53	1.27			3				
MISCELLANEOUS	.31	.34			3				
TOTAL INCOME	19.84	19.61			3				
EXPENSE									
CLEANING	.90	.89			3	1.10	1.13		
REPAIR-MAINT	.97	1.00			3	1.19	1.04		
UTILITIES	1.78	1.80			3	2.19	2.21		
RDS. GNDS. SEC	.25	.20			3	.25	.20		
ADMINISTRATIVE	.95	.95			3	.95	.95		
TOTAL OPER EXP	4.86	5.00			3	5.96	6.12		
FIXED EXPENSES	5.24	5.25			3	5.24	5.25		
TOTAL OPER+FIXED	10.10	10.20			3	11.20	11.32		
LEASING EXP	.69	.64			2				
TOTAL PAYROLL	.57	.51			3				
TOTAL CONTRACT	1.33	1.39			3				

AVG SQFT OFC TEN	22218	3	AVG OFFICE OCCUPANCY	93.9	3
AVG SQFT RET TEN	5135	3	AVG RETAIL OCCUPANCY	95.0	3
AVG SQFT OFC WORK	222	3	AVG RATE YR-END RENT	23.50	3
			RENTABLE GROSS SQFT*	.97	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.89	3
PAYROLL	.02	2
CONTRACT	.82	3
SUP MAT MISC	.01	3
TRASH REMOVAL	.05	3
REPR MAINT TOTAL	1.00	3
PAYROLL	.19	3
ELEVATOR	.16	3
HVAC	.03	3
ELECTRICAL	.03	3
STRUCT ROOF	.04	2
PLUMBING	.01	3
FIRE LIFE SFTY	.04	2
OTHER MAINT SUP	.33	3
UTILITIES TOTAL	1.80	3
ELECTRIC	.83	3
GAS	.01	1
FUEL OIL		
PURCH STEAM	.39	3
PURCH CH WTR	.69	2
COAL		
WATER SEWER	.08	3
RDS GNDS SEC TOT	.20	3
RDS GNDS TOTAL	.06	2
RDS GNDS PAYRL	.02	1
RDS GNDS CONTR	.04	1
RDS GNDS OTHER	.06	1
SECURITY TOTAL	.16	3
SEC PAYROLL	.19	2
SEC CONTRACTS	.10	2
SEC OTHER	.01	2

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.95	3
PAYROLL	.16	3
MGMT FEES	.64	3
LEGAL FEES	.01	3
AUDIT FEES	.01	3
GEN OFC EXP	.10	3
OTHER ADM EXP	.02	3
FIXED EXP TOTAL	5.25	3
REAL ESTATE TAX	5.01	3
BUILDING INS	.28	3
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES	.64	2
ADV PROMOTION	.03	1
COMM FEES	.04	1
TENANT ALTS	.52	2
BUY-OUTS	.17	1
TOTAL PAYROLL	.51	3
CLEANING	.02	2
REPAIR MAINT	.19	3
RDS GROUNDS	.02	1
SECURITY	.19	2
ADMINISTRATIVE	.16	3
TOTAL CONTRACTS	1.39	3
CLEANING	.82	3
REPAIR MAINT	.19	3
RDS GROUNDS	.04	1
SECURITY	.10	2
ADMINISTRATIVE	.45	2

*All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
MINNEAPOLIS
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	67 BLDS 7,986,463 SQ.FT.					7,857,532 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					63	10.90	10.16	8.42	13.33
RETAIL AREA	5.95	8.49	1.90	16.32	7				
OTHER AREA	6.10	4.72	4.06	8.23	4				
TOTAL RENT	11.01	10.17	8.60	13.38	66				
MISCELLANEOUS	.21	.09	.04	.21	36				
TOTAL INCOME	11.15	11.10	8.72	13.56	66				
EXPENSE									
CLEANING	.75	.73	.59	.90	65	.75	.75	.60	.90
REPAIR-MAINT	.91	.71	.57	.94	66	.92	.71	.57	.94
UTILITIES	1.13	1.09	.96	1.23	67	1.14	1.10	.96	1.26
RDS GNDS SEC	.44	.29	.21	.40	65	.44	.29	.21	.40
ADMINISTRATIVE	.69	.59	.49	.81	67	.69	.59	.49	.81
TOTAL OPER EXP	3.88	3.52	3.16	4.10	67	3.94	3.59	3.16	4.10
FIXED EXPENSES	2.22	2.42	1.84	2.67	67	2.22	2.42	1.84	2.67
TOTAL OPER+FIXED	6.10	6.05	5.34	6.85	67	6.16	6.08	5.41	6.85
LEASING EXP	1.75	1.09	.23	1.98	58				
TOTAL PAYROLL	.66	.38	.18	.73	58				
TOTAL CONTRACT	1.48	1.43	1.13	1.79	63				

AVG SQFT OFC TEN	4160	60	AVG OFFICE OCCUPANCY	86.6	67
AVG SQFT RET TEN	1440	7	AVG RETAIL OCCUPANCY	85.4	7
AVG SQFT OFC WORK	215	55	AVG RATE YR-END RENT	14.59	62
			RENTABLE GROSS SQFT*	.91	67

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.73	59
PAYROLL	.05	10
CONTRACT	.60	57
SUP MAT MISC	.08	33
TRASH REMOVAL	.05	53
REPR MAINT TOTAL	.71	59
PAYROLL	.27	51
ELEVATOR	.06	56
HVAC	.10	59
ELECTRICAL	.04	53
STRUCT ROOF	.03	18
PLUMBING	.02	37
FIRE LIFE SFTY	.01	26
OTHER MAINT SUP	.23	58
UTILITIES TOTAL	1.09	60
ELECTRIC	.93	59
GAS	.22	45
FUEL OIL	.06	12
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.04	57
RDS GNDS SEC TOT	.27	60
RDS GNDS TOTAL	.21	60
RDS GNDS PAYRL	.02	24
RDS GNDS CONTR	.18	57
RDS GNDS OTHER	.04	38
SECURITY TOTAL	.08	51
SEC PAYROLL	.11	3
SEC CONTRACTS	.06	48
SEC OTHER	.02	11

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.59	60
PAYROLL	.22	24
MGMT FEES	.51	56
LEGAL FEES	.01	30
AUDIT FEES	.03	12
GEN OFC EXP	.03	27
OTHER ADM EXP	.04	33
FIXED EXP TOTAL	2.41	60
REAL ESTATE TAX	2.21	59
BUILDING INS	.12	60
PERS PROP TAX		
OTHER TAXES	.01	2
LEASING EXPENSES	1.27	52
ADV PROMOTION	.05	38
COMM FEES	.16	44
TENANT ALTS	1.14	43
BUY-OUTS	.07	12
TOTAL PAYROLL	.38	55
CLEANING	.05	10
REPAIR MAINT	.27	51
RDS GROUNDS	.02	24
SECURITY	.11	3
ADMINISTRATIVE	.22	24
TOTAL CONTRACTS	1.43	59
CLEANING	.80	57
REPAIR MAINT	.21	34
RDS GROUNDS	.18	57
SECURITY	.08	48
ADMINISTRATIVE	.52	49

*All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
MINNEAPOLIS
SUBURBAN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS 452,930 SQ FT					440,598 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					14	11.69	10.57	8.66	14.87
RETAIL AREA									
OTHER AREA	4.14	4.14			1				
TOTAL RENT	11.50	10.57	8.58	14.87	14				
MISCELLANEOUS	1.56	.07	.02	2.66	4				
TOTAL INCOME	11.85	12.34	8.66	14.87	14				
EXPENSE									
CLEANING	.84	.89	.66	1.05	13	.84	.89	.66	1.05
REPAIR-MAINT	.69	.66	.53	.78	13	.71	.66	.53	.78
UTILITIES	1.39	1.24	.97	1.70	14	1.43	1.24	.97	1.70
RDS GNDS SEC	.35	.35	.22	.44	14	.35	.35	.22	.44
ADMINISTRATIVE	.63	.55	.45	.86	14	.63	.55	.45	.86
TOTAL OPER EXP	3.79	3.77	3.16	4.36	14	3.69	3.77	3.16	4.36
FIXED EXPENSES	2.53	2.56	1.98	2.90	14	2.53	2.56	1.98	2.90
TOTAL OPER+FIXED	6.32	6.40	5.53	7.02	14	6.42	6.40	5.53	7.02
LEASING EXP	1.19	.30	.13	1.51	10				
TOTAL PAYROLL	.27	.18	.11	.37	10				
TOTAL CONTRACT	1.61	1.70	1.18	1.92	14				

AVG SQFT OFC TEN	3610	14	AVG OFFICE OCCUPANCY	87.7	14
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	259	10	AVG RATE YR END RENT	12.01	12
			RENTABLE GROSS SQFT	.91	14

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.89	11	ADMIN TOTAL	.55	12
PAYROLL			PAYROLL	.42	1
CONTRACT	.73	11	MGMT FEES	.51	12
SUP MAT MISC	.07	9	LEGAL FEES	.03	3
TRASH REMOVAL	.08	10	AUDIT FEES	.05	4
REPR MAINT TOTAL	.66	11	GEN OFC EXP	.02	2
PAYROLL	.15	7	OTHER ADM EXP	.10	3
ELEVATOR	.05	8	FIXED EXP TOTAL	2.49	12
HVAC	.14	11	REAL ESTATE TAX	2.31	12
ELECTRICAL	.03	8	BUILDING INS	.24	12
STRUCT ROOF	.02	4	PERS PROP TAX		
PLUMBING	.02	4	OTHER TAXES		
FIRE LIFE SFTY	.06	3	LEASING EXPENSES	.83	8
OTHER MAINT SUP	.23	10	ADV PROMOTION	.04	3
UTILITIES TOTAL	1.32	12	COMM FEES	.23	5
ELECTRIC	.95	11	TENANT ALTS	1.21	5
GAS	.30	10	BUY-OUTS		
FUEL OIL			TOTAL PAYROLL	.21	8
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT	.15	7
COAL			RDS GROUNDS		
WATER SEWER	.08	11	SECURITY		
RDS GNDS SEC TOT	.33	12	ADMINISTRATIVE	.42	1
RDS GNDS TOTAL	.27	12	TOTAL CONTRACTS	1.70	12
RDS GNDS PAYRL			CLEANING	.73	11
RDS GNDS CONTR	.25	12	REPAIR MAINT	.14	7
RDS GNDS OTHER	.04	3	RDS GROUNDS	.25	12
SECURITY TOTAL	.05	9	SECURITY	.05	9
SEC PAYROLL			ADMINISTRATIVE	.57	9
SEC CONTRACTS	.05	9			
SEC OTHER	.00	1			

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
MINNEAPOLIS
SUBURBAN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS 938,032 SQ FT					924,885 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					13	8.77	9.03	5.23	11.04
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8.90	9.28	5.32	11.04	13				
MISCELLANEOUS	.36	.08	.05	1.08	6				
TOTAL INCOME	9.06	9.28	6.30	11.13	13				
EXPENSE									
CLEANING	.63	.64	.60	.79	12	.63	.64	.60	.79
REPAIR-MAINT	.66	.59	.49	.80	13	.67	.59	.50	.80
UTILITIES	1.03	1.04	.89	1.19	13	1.05	1.04	.89	1.18
RDS GNDS SEC	.28	.32	.21	.36	11	.28	.32	.21	.36
ADMINISTRATIVE	.57	.53	.36	.81	13	.57	.53	.36	.81
TOTAL OPER EXP	3.09	3.22	2.72	3.51	13	3.13	3.22	2.73	3.51
FIXED EXPENSES	1.72	1.82	.87	2.58	13	1.72	1.82	.87	2.58
TOTAL OPER+FIXED	4.80	5.46	3.25	6.07	13	4.85	5.46	3.25	6.07
LEASING EXP	3.57	.54	.13	3.66	12				
TOTAL PAYROLL	.48	.19	.17	.40	9				
TOTAL CONTRACT	1.46	1.36	.99	1.97	9				

AVG SQFT OFC TEN	5629	9	AVG OFFICE OCCUPANCY	78.2	13
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	217	8	AVG RATE YR END RENT	13.88	13
			RENTABLE GROSS SQFT	.94	13

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.68	10	ADMIN TOTAL	.55	10
PAYROLL	.17	4	PAYROLL	.19	3
CONTRACT	.57	8	MGMT FEES	.41	10
SUP MAT MISC	.06	7	LEGAL FEES	.04	2
TRASH REMOVAL	.05	10	AUDIT FEES	.08	1
REPR MAINT TOTAL	.58	10	GEN OFC EXP	.04	2
PAYROLL	.18	7	OTHER ADM EXP	.02	4
ELEVATOR	.05	10	FIXED EXP TOTAL	2.12	10
HVAC	.08	10	REAL ESTATE TAX	2.14	9
ELECTRICAL	.03	9	BUILDING INS	.09	10
STRUCT ROOF	.04	1	PERS PROP TAX		
PLUMBING	.01	4	OTHER TAXES	.01	1
FIRE LIFE SFTY	.01	4	LEASING EXPENSES	1.15	10
OTHER MAINT SUP	.22	10	ADV PROMOTION	.14	5
UTILITIES TOTAL	1.04	10	COMM FEES	.13	8
ELECTRIC	.91	10	TENANT ALTS	3.29	6
GAS	.22	7	BUY-OUTS	.90	1
FUEL OIL			TOTAL PAYROLL	.19	9
PURCH STEAM			CLEANING	.17	4
PURCH CH WTR			REPAIR MAINT	.18	7
COAL			RDS GROUNDS	.03	2
WATER SEWER	.03	9	SECURITY		
RDS GNDS SEC TOT	.27	10	ADMINISTRATIVE	.19	3
RDS GNDS TOTAL	.21	10	TOTAL CONTRACTS	1.36	9
RDS GNDS PAYRL	.03	2	CLEANING	.57	8
RDS GNDS CONTR	.19	8	REPAIR MAINT	.36	6
RDS GNDS OTHER	.12	4	RDS GROUNDS	.19	8
SECURITY TOTAL	.04	10	SECURITY	.03	9
SEC PAYROLL			ADMINISTRATIVE	.55	8
SEC CONTRACTS	.03	9			
SEC OTHER	.05	2			

All line items are computed as stand alone figures. Columns will not add to match totals.

Minneapolis, MN

U.S. PRIVATE SECTOR
MINNEAPOLIS
SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS 2,461,344 SQ.FT.					2,369,727 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					12	11.11	12.05	7.72	13.43
RETAIL AREA	5.95	15.72	1.47	16.91	5				
OTHER AREA	7.07	5.30			3				
TOTAL RENT	11.07	12.36	7.79	13.43	13				
MISCELLANEOUS	.14	.05	.01	.36	7				
TOTAL INCOME	11.16	12.44	7.99	13.43	13				
EXPENSE									
CLEANING	.74	.70	.53	1.01	14	.77	.70	.53	1.05
REPAIR-MAINT	.82	.73	.59	.89	14	.85	.75	.59	.92
UTILITIES	1.02	.99	.81	1.12	14	1.05	1.02	.83	1.17
RDS. GNDS. SEC.	.28	.24	.18	.33	14	.28	.24	.18	.33
ADMINISTRATIVE	.58	.60	.43	.75	14	.58	.60	.43	.75
TOTAL OPER EXP	3.44	3.30	2.79	3.81	14	3.57	3.32	2.80	3.90
FIXED EXPENSES	2.20	2.64	1.94	2.68	14	2.20	2.64	1.94	2.68
TOTAL OPER+FIXED	5.84	5.83	5.16	6.75	14	5.76	5.83	5.16	6.75
LEASING EXP	2.04	1.09	.42	3.06	13				
TOTAL PAYROLL	.57	.47	.29	.77	14				
TOTAL CONTRACT	1.35	1.29	.98	1.50	14				

AVG SQFT OFC TEN	2417	13	AVG OFFICE OCCUPANCY	79.4	14
AVG SQFT RET TEN	1821	4	AVG RETAIL OCCUPANCY	85.0	4
AVG SQFT OFC WORK	175	12	AVG RATE YR END RENT	15.72	13
			RENTABLE GROSS SQFT	.93	14

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.67	13	ADMIN TOTAL	.58	13
PAYROLL	.05	3	PAYROLL	.20	7
CONTRACT	.56	13	MGMT FEES	.43	12
SUP MAT MISC	.05	11	LEGAL FEES	.01	8
TRASH REMOVAL	.06	11	AUDIT FEES	.01	3
			GEN OFC EXP	.03	11
REPR MAINT TOTAL	.71	13	OTHER ADM EXP	.05	9
PAYROLL	.35	13			
ELEVATOR	.06	13	FIXED EXP TOTAL	2.63	13
HVAC	.07	13	REAL ESTATE TAX	2.42	13
ELECTRICAL	.04	11	BUILDING INS	.18	13
STRUCT ROOF	.00	1	PERS PROP TAX		
PLUMBING	.02	9	OTHER TAXES	.01	1
FIRE LIFE SFTY	.02	6			
OTHER MAINT SUP	.15	13	LEASING EXPENSES	1.12	12
			ADV PROMOTION	.05	11
UTILITIES TOTAL	.96	13	COMM FEES	.24	12
ELECTRIC	.85	13	TENANT ALTS	1.22	10
GAS	.16	6	BUY-OUTS	.07	3
FUEL OIL	.14	1			
PURCH STEAM			TOTAL PAYROLL	.45	13
PURCH CH WTR			CLEANING	.05	3
COAL			REPAIR-MAINT	.35	13
WATER SEWER	.02	13	RDS GROUNDS	.01	3
			SECURITY	.11	1
RDS GNDS SEC TOT	.23	13	ADMINISTRATIVE	.20	7
RDS GNDS TOTAL	.15	13			
RDS GNDS PAYRL	.01	3	TOTAL CONTRACTS	1.34	13
RDS GNDS CONTR	.12	12	CLEANING	.56	13
RDS GNDS OTHER	.02	12	REPAIR-MAINT	.12	10
SECURITY TOTAL	.11	10	RDS GROUNDS	.12	12
SEC PAYROLL	.11	1	SECURITY	.09	9
SEC CONTRACTS	.09	9	ADMINISTRATIVE	.43	10
SEC OTHER	.03	3			

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U.S. PRIVATE SECTOR
MINNEAPOLIS
SUBURBAN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 1,938,846 SQ.FT.					1,925,011 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	10.80	12.07	7.47	13.41
RETAIL AREA	5.91	6.89			2				
OTHER AREA									
TOTAL RENT	10.75	12.07	7.46	13.25	5				
MISCELLANEOUS	.15	.15			3				
TOTAL INCOME	10.84	12.29	7.46	13.36	5				
EXPENSE									
CLEANING	.78	.82	.66	.86	5	.78	.82	.66	.88
REPAIR-MAINT	1.13	1.14	1.03	1.23	5	1.13	1.14	1.03	1.23
UTILITIES	1.22	1.23	1.05	1.37	5	1.22	1.23	1.05	1.37
RDS. GNDS. SEC.	.55	.45	.32	.80	5	.55	.45	.32	.80
ADMINISTRATIVE	.98	.84	.73	1.34	5	.98	.84	.73	1.34
TOTAL OPER EXP	4.66	4.66	4.35	4.97	5	4.67	4.66	4.37	4.98
FIXED EXPENSES	2.43	2.27	2.15	2.93	5	2.43	2.27	2.15	2.93
TOTAL OPER+FIXED	7.10	6.93	6.77	7.63	5	7.10	6.93	6.77	7.66
LEASING EXP	.83	.82			2				
TOTAL PAYROLL	.95	1.00	.88	1.29	4				
TOTAL CONTRACT	1.52	1.54	1.16	1.83	5				

AVG SQFT OFC TEN	14045	3	AVG OFFICE OCCUPANCY	97.7	5
AVG SQFT RET TEN	1021	3	AVG RETAIL OCCUPANCY	88.3	3
AVG SQFT OFC WORK	271	4	AVG RATE YR END RENT	18.00	3
			RENTABLE GROSS SQFT	.83	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.74	4	ADMIN TOTAL	1.02	4
PAYROLL	.05	3	PAYROLL	.84	3
CONTRACT	.59	4	MGMT FEES	.67	1
SUP MAT MISC	.15	1	LEGAL FEES	.01	1
TRASH REMOVAL	.04	3	AUDIT FEES		
			GEN OFC EXP	.52	2
REPR MAINT TOTAL	1.13	4	OTHER ADM EXP	.00	1
PAYROLL	.18	3			
ELEVATOR	.15	4	FIXED EXP TOTAL	2.23	4
HVAC	.24	4	REAL ESTATE TAX	2.16	4
ELECTRICAL	.08	4	BUILDING INS	.06	4
STRUCT ROOF			PERS PROP TAX		
PLUMBING	.04	4	OTHER TAXES		
FIRE LIFE SFTY	.07	1			
OTHER MAINT SUP	.39	4	LEASING EXPENSES	1.49	1
			ADV PROMOTION	.04	1
UTILITIES TOTAL	1.18	4	COMM FEES	.16	1
ELECTRIC	1.13	4	TENANT ALTS	1.29	1
GAS	.24	1	BUY-OUTS		
FUEL OIL	.08	1			
PURCH STEAM			TOTAL PAYROLL	1.00	4
PURCH CH WTR			CLEANING	.05	3
COAL			REPAIR-MAINT	.18	3
WATER SEWER	.08	3	RDS GROUNDS	.12	3
			SECURITY	.13	2
RDS GNDS SEC TOT	.57	4	ADMINISTRATIVE	.84	3
RDS GNDS TOTAL	.26	4			
RDS-GNDS PAYRL	.12	3	TOTAL CONTRACTS	1.42	4
RDS GNDS CONTR	.14	4	CLEANING	.59	4
RDS GNDS OTHER	.08	3	REPAIR-MAINT	.57	2
SECURITY TOTAL	.44	3	RDS GROUNDS	.14	4
SEC PAYROLL	.13	2	SECURITY	.32	2
SEC CONTRACTS	.32	2	ADMINISTRATIVE	.66	1
SEC OTHER	.00	3			

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Nashville, TN

U.S. PRIVATE SECTOR
NASHVILLE
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS 2,715,489 SQ FT					2,530,367 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					18	9.54	10.48	6.64	12.31
RETAIL AREA	7.44	9.95	5.76	11.65	5				
OTHER AREA	8.18	5.43			2				
TOTAL RENT	9.40	8.75	6.11	12.31	18				
MISCELLANEOUS	18.32	.62	.02	46.37	7				
TOTAL INCOME	17.41	10.34	6.20	18.97	18				
EXPENSE									
CLEANING	.57	.49	.38	.69	18	.61	.56	.43	.69
REPAIR MAINT	.87	.72	.45	1.05	18	.93	.73	.48	1.27
UTILITIES	2.00	1.49	1.15	2.26	18	2.11	1.57	1.21	2.72
RDS GNDS SEC	.31	.24	.12	.50	18	.31	.24	.12	.50
ADMINISTRATIVE	.72	.58	.31	1.10	18	.72	.58	.31	1.10
TOTAL OPER EXP	4.46	3.86	2.86	4.76	18	4.76	4.13	2.86	6.30
FIXED EXPENSES	1.40	1.67	1.23	1.98	17	1.40	1.67	1.23	1.98
TOTAL OPER+FIXED	5.73	5.46	4.44	6.35	18	5.99	5.94	4.44	6.75
LEASING EXP	.68	.44	.16	1.01	15				
TOTAL PAYROLL	.84	.75	.28	.94	13				
TOTAL CONTRACT	1.12	1.30	.88	2.07	18				

AVG SQFT OFC TEN	6802	18	AVG OFFICE OCCUPANCY	91.1	18
AVG SQFT RET TEN	2881	7	AVG RETAIL OCCUPANCY	99.5	7
AVG SQFT OFC WORK	239	9	AVG RATE YR-END RENT	15.07	18
			RENTABLE GROSS SQFT	.88	18

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA - MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.49	18	ADMIN TOTAL	.58	18
PAYROLL	.33	6	PAYROLL	.17	9
CONTRACT	.36	17	MGMT FEES	.27	15
SUP MAT MISC	.05	18	LEGAL FEES	.01	15
TRASH REMOVAL	.03	16	AUDIT FEES	.05	9
REPR MAINT TOTAL	.72	18	GEN OFC EXP	.04	15
PAYROLL	.32	10	OTHER ADM EXP	.02	14
ELEVATOR	.10	18	FIXED EXP TOTAL	1.67	17
HVAC	.16	17	REAL ESTATE TAX	1.19	11
ELECTRICAL	.08	14	BUILDING INS	.29	17
STRUCT ROOF	.06	10	PERS PROP TAX	.51	9
PLUMBING	.03	12	OTHER TAXES	.01	4
FIRE LIFE SFTY	.02	8	LEASING EXPENSES	.44	15
OTHER MAINT SUP	.07	17	ADV PROMOTION	.02	13
UTILITIES TOTAL	1.49	18	COMM FEES	.23	8
ELECTRIC	1.39	18	TENANT ALTS	.29	9
GAS	.16	14	BUY-OUTS	.22	2
FUEL OIL	.06	1	TOTAL PAYROLL	.75	13
PURCH STEAM	.10	2	CLEANING	.33	6
PURCH CH WTR	.12	2	REPAIR MAINT	.32	10
COAL			RDS GROUNDS	.05	1
WATER SEWER	.10	16	SECURITY	.29	4
RDS GNDS SEC TOT	.24	18	ADMINISTRATIVE	.17	9
RDS GNDS TOTAL	.08	17	TOTAL CONTRACTS	1.30	18
RDS GNDS PAYRL	.05	1	CLEANING	.36	17
RDS GNDS CONTR	.04	13	REPAIR MAINT	.36	16
RDS GNDS OTHER	.02	13	RDS GROUNDS	.04	13
SECURITY TOTAL	.17	16	SECURITY	.16	15
SEC PAYROLL	.29	4	ADMINISTRATIVE	.41	17
SEC CONTRACTS	.16	15			
SEC OTHER	.01	8			

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U.S. PRIVATE SECTOR
NASHVILLE
DOWNTOWN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 177,917 SQ FT					157,268 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	9.91	10.48	7.67	12.14
RETAIL AREA	4.92	5.76			2				
OTHER AREA									
TOTAL RENT	9.26	8.75	7.12	11.33	5				
MISCELLANEOUS	.44	.50			2				
TOTAL INCOME	9.47	8.75	7.13	11.82	5				
EXPENSE									
CLEANING	.48	.49	.27	.64	5	.54	.56	.34	.75
REPAIR MAINT	.65	.70	.36	.89	5	.73	.70	.45	1.12
UTILITIES	1.48	1.15	1.11	2.05	5	1.88	1.57	1.13	2.58
RDS GNDS SEC	.27	.23	.07	.53	5	.27	.23	.07	.53
ADMINISTRATIVE	.56	.58	.38	.80	5	.56	.58	.38	.80
TOTAL OPER EXP	3.43	2.89	2.58	4.64	5	3.88	4.13	2.58	5.85
FIXED EXPENSES	1.50	1.45	1.24	1.93	5	1.50	1.45	1.24	1.93
TOTAL OPER+FIXED	4.93	4.70	3.87	6.35	5	5.38	5.94	3.87	7.55
LEASING EXP	.40	.49	.23	.53	5				
TOTAL PAYROLL	.15	.11			3				
TOTAL CONTRACT	1.45	1.52	.91	2.12	5				

AVG SQFT OFC TEN	2826	5	AVG OFFICE OCCUPANCY	71.9	5
AVG SQFT RET TEN	5162	3	AVG RETAIL OCCUPANCY	100.0	3
AVG SQFT OFC WORK	201	2	AVG RATE YR-END RENT	13.30	5
			RENTABLE GROSS SQFT	.85	5

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA - MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.49	5	ADMIN TOTAL	.58	5
PAYROLL			PAYROLL	.19	2
CONTRACT	.40	5	MGMT FEES	.32	5
SUP MAT MISC	.06	5	LEGAL FEES	.02	4
TRASH REMOVAL	.03	4	AUDIT FEES	.07	4
REPR MAINT TOTAL	.70	5	GEN OFC EXP	.01	4
PAYROLL	.05	2	OTHER ADM EXP	.05	3
ELEVATOR	.07	5	FIXED EXP TOTAL	1.45	5
HVAC	.17	5	REAL ESTATE TAX	1.10	2
ELECTRICAL	.09	5	BUILDING INS	.26	5
STRUCT ROOF	.07	4	PERS PROP TAX	.91	3
PLUMBING	.09	4	OTHER TAXES	.01	1
FIRE LIFE SFTY	.03	4	LEASING EXPENSES	.49	5
OTHER MAINT SUP	.06	4	ADV PROMOTION	.04	4
UTILITIES TOTAL	1.15	5	COMM FEES	.15	4
ELECTRIC	.94	5	TENANT ALTS	.22	5
GAS	.18	5	BUY-OUTS		
FUEL OIL			TOTAL PAYROLL	.11	3
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT	.05	2
COAL			RDS GROUNDS		
WATER SEWER	.08	5	SECURITY		
RDS GNDS SEC TOT	.23	5	ADMINISTRATIVE	.19	2
RDS GNDS TOTAL	.04	5	TOTAL CONTRACTS	1.52	5
RDS GNDS PAYRL			CLEANING	.40	5
RDS GNDS CONTR	.07	3	REPAIR MAINT	.44	4
RDS GNDS OTHER	.02	3	RDS GROUNDS	.07	3
SECURITY TOTAL	.17	5	SECURITY	.17	5
SEC PAYROLL			ADMINISTRATIVE	.48	5
SEC CONTRACTS	.17	5			
SEC OTHER	.01	2			

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Nashville, TN

U.S. PRIVATE SECTOR
NASHVILLE
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 1,369,256 SQ FT					1,297,520 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	7.44	6.64		
RETAIL AREA									
OTHER AREA	.36	.36			1				
TOTAL RENT	7.06	6.11			3				
MISCELLANEOUS	21.54	18.61			2				
TOTAL INCOME	22.84	11.17			3				
EXPENSE									
CLEANING	.49	.45			3	.51	.49		
REPAIR-MAINT	.63	.72			3	.66	.73		
UTILITIES	1.68	1.49			3	1.74	1.49		
RDS GNDS SEC	.15	.12			3	.15	.12		
ADMINISTRATIVE	.51	.55			3	.51	.55		
TOTAL OPER EXP	3.46	3.80			3	3.61	3.80		
FIXED EXPENSES	.98	1.09			3	.98	1.09		
TOTAL OPER+FIXED	4.45	4.94			3	4.60	5.14		
LEASING EXP	.25	.23			3				
TOTAL PAYROLL	.78	.77			2				
TOTAL CONTRACT	.82	1.03			3				

AVG SQFT OFC TEN	13835	3	AVG OFFICE OCCUPANCY	94.9	3
AVG SQFT RET TEN	2198	1	AVG RETAIL OCCUPANCY	99.0	1
AVG SQFT OFC WORK	175	1	AVG RATE YR-END RENT	19.67	3
			RENTABLE GROSS SQFT	95	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.45	3
PAYROLL	.21	2
CONTRACT	.30	3
SUP MAT MISC	.06	3
TRASH REMOVAL	.03	2
REPR MAINT TOTAL	.72	3
PAYROLL	.33	2
ELEVATOR	.10	3
HVAC	.05	3
ELECTRICAL	.03	3
STRUCT ROOF	.07	2
PLUMBING	.01	2
FIRE LIFE SFTY	.01	2
OTHER MAINT SUP	.04	3
UTILITIES TOTAL	1.49	3
ELECTRIC	1.39	3
GAS	.11	1
FUEL OIL		
PURCH STEAM	.18	1
PURCH CH WTR	.22	1
COAL		
WATER SEWER	.10	3
RDS GNDS SEC TOT	.12	3
RDS GNDS TOTAL	.02	3
RDS GNDS PAYRL		
RDS GNDS CONTR	.03	2
RDS GNDS OTHER	.02	3
SECURITY TOTAL	.10	3
SEC PAYROLL	.09	1
SEC CONTRACTS	.10	3
SEC OTHER	.01	2

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.55	3
PAYROLL	.19	2
MGMT FEES	.18	3
LEGAL FEES	.00	3
AUDIT FEES	.05	2
GEN OFC EXP	.04	3
OTHER ADM EXP	.01	2
FIXED EXP TOTAL	1.09	3
REAL ESTATE TAX	1.08	2
BUILDING INS	.29	3
PERS PROP TAX	.00	3
OTHER TAXES	.01	1
LEASING EXPENSES	.23	3
ADV PROMOTION	.01	2
COMM FEES	.30	1
TENANT ALTS		
BUY-OUTS	.22	2
TOTAL PAYROLL	.77	2
CLEANING	.21	2
REPAIR MAINT	.33	2
RDS GROUNDS		
SECURITY	.09	1
ADMINISTRATIVE	.19	2
TOTAL CONTRACTS	1.03	3
CLEANING	.30	3
REPAIR MAINT	.10	3
RDS GROUNDS	.03	2
SECURITY	.10	3
ADMINISTRATIVE	.31	3

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U.S. PRIVATE SECTOR
NASHVILLE
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	28 BLDS 1,792,106 SQ FT					1,773,482 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					27	7.49	7.68	3.84	9.97
RETAIL AREA	7.95	8.02			5				
OTHER AREA									
TOTAL RENT	7.50	7.68	3.84	9.97	27				
MISCELLANEOUS	.23	.01	.01	.17	21				
TOTAL INCOME	7.64	7.69	3.85	10.55	27				
EXPENSE									
CLEANING	.57	.48	.21	.71	28	.57	.48	.21	.71
REPAIR MAINT	.49	.37	.19	.65	28	.49	.37	.19	.65
UTILITIES	1.32	1.40	1.03	1.87	27	1.32	1.40	1.03	1.87
RDS GNDS SEC	.30	.15	.03	.30	28	.30	.15	.03	.30
ADMINISTRATIVE	.36	.37	.26	.49	28	.36	.37	.26	.49
TOTAL OPER EXP	2.76	2.70	1.85	4.09	28	2.76	2.70	1.85	4.09
FIXED EXPENSES	.90	.93	.31	1.18	22	.90	.93	.31	1.18
TOTAL OPER+FIXED	3.50	3.60	2.00	4.74	28	3.44	3.60	2.00	4.74
LEASING EXP	.88	.34	.22	1.21	23				
TOTAL PAYROLL	.46	.31	.15	.43	12				
TOTAL CONTRACT	.92	.75	.50	1.11	28				

AVG SQFT OFC TEN	4201	27	AVG OFFICE OCCUPANCY	73.4	28
AVG SQFT RET TEN	2328	5	AVG RETAIL OCCUPANCY	100.0	5
AVG SQFT OFC WORK	279	22	AVG RATE YR-END RENT	12.99	28
			RENTABLE GROSS SQFT	97	28

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.48	28
PAYROLL	.37	2
CONTRACT	.39	25
SUP MAT MISC	.06	23
TRASH REMOVAL	.04	28
REPR MAINT TOTAL	.37	28
PAYROLL	.31	10
ELEVATOR	.04	23
HVAC	.10	28
ELECTRICAL	.04	28
STRUCT ROOF	.00	13
PLUMBING	.01	23
FIRE LIFE SFTY	.01	13
OTHER MAINT SUP	.08	24
UTILITIES TOTAL	1.40	27
ELECTRIC	1.35	26
GAS	.13	12
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.07	26
RDS GNDS SEC TOT	.15	28
RDS GNDS TOTAL	.09	28
RDS GNDS PAYRL	.13	2
RDS GNDS CONTR	.07	25
RDS GNDS OTHER	.02	9
SECURITY TOTAL	.09	14
SEC PAYROLL	.00	1
SEC CONTRACTS	.10	13
SEC OTHER	.01	7

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.37	28
PAYROLL	.16	4
MGMT FEES	.28	25
LEGAL FEES	.01	9
AUDIT FEES	.01	5
GEN OFC EXP	.03	13
OTHER ADM EXP	.03	14
FIXED EXP TOTAL	.93	22
REAL ESTATE TAX	.84	20
BUILDING INS	.13	21
PERS PROP TAX		
OTHER TAXES	.00	9
LEASING EXPENSES	.34	23
ADV PROMOTION	.05	11
COMM FEES	.24	23
TENANT ALTS	.68	12
BUY-OUTS		
TOTAL PAYROLL	.31	12
CLEANING	.37	2
REPAIR MAINT	.31	10
RDS GROUNDS	.13	2
SECURITY	.00	1
ADMINISTRATIVE	.16	4
TOTAL CONTRACTS	.75	28
CLEANING	.39	25
REPAIR MAINT	.05	5
RDS GROUNDS	.07	25
SECURITY	.10	13
ADMINISTRATIVE	.27	27

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U.S. PRIVATE SECTOR
NASHVILLE
SUBURBAN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	148,638 SQ.FT.				148,638 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					8	8.91	8.07	7.68	10.40
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8.91	8.07	7.68	10.40	8				
MISCELLANEOUS	.25	.01	.00	.60	6				
TOTAL INCOME	9.09	8.13	7.69	10.94	8				
EXPENSE									
CLEANING	.56	.56	.38	.86	7	.56	.56	.38	.86
REPAIR-MAINT	.52	.48	.31	.67	8	.52	.48	.31	.67
UTILITIES	2.13	1.92	1.52	2.37	8	2.13	1.92	1.52	2.37
RDS GNDS SEC	.14	.03	.02	.10	8	.14	.03	.02	.10
ADMINISTRATIVE	.45	.43	.35	.54	8	.45	.43	.35	.54
TOTAL OPER EXP	3.78	3.67	2.72	4.28	8	3.78	3.67	2.72	4.28
FIXED EXPENSES	.88	1.01	.71	1.08	7	.98	1.01	.71	1.08
TOTAL OPER+FIXED	4.60	4.29	3.17	5.77	8	4.72	4.29	3.17	5.77
LEASING EXP	.59	.26	.19	.92	7				
TOTAL PAYROLL									
TOTAL CONTRACT	.93	.78	.62	1.27	8				

AVG SQFT OFC TEN	1951	8	AVG OFFICE OCCUPANCY	88.8	8
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	252	8	AVG RATE YR-END RENT	11.66	8
			RENTABLE GROSS SQFT	1.00	8

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.56	7	ADMIN TOTAL	.43	8
PAYROLL			PAYROLL		
CONTRACT	.44	6	MGMT FEES	.35	8
SUP MAT MISC	.10	6	LEGAL FEES		
TRASH REMOVAL	.05	7	AUDIT FEES		
			GEN OFC EXP		
			OTHER ADM EXP	.05	8
REPR MAINT TOTAL	.48	8			
PAYROLL			FIXED EXP TOTAL	1.01	7
ELEVATOR	.04	5	REAL ESTATE TAX	.92	6
HVAC	.19	8	BUILDING INS	.13	7
ELECTRICAL	.12	8	PERS PROP TAX		
STRUCT ROOF	.01	6	OTHER TAXES	.00	3
PLUMBING	.04	6			
FIRE LIFE SFTY	.01	2	LEASING EXPENSES	.26	7
OTHER MAINT SUP	.13	7	ADV PROMOTION	.01	1
			COMM FEES	.24	7
UTILITIES TOTAL	1.92	8	TENANT ALTS	.90	2
ELECTRIC	1.75	7	BUY-OUTS		
GAS	.16	3			
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER	.07	7	SECURITY		
			ADMINISTRATIVE		
RDS GNDS SEC TOT	.03	8			
RDS GNDS TOTAL	.03	8	TOTAL CONTRACTS	.78	8
RDS GNDS PAYRL			CLEANING	.44	6
RDS GNDS CONTR	.03	7	REPAIR MAINT		
RDS GNDS OTHER	.04	1	RDS GROUNDS	.03	7
SECURITY TOTAL	.52	1	SECURITY	.52	1
SEC PAYROLL			ADMINISTRATIVE	.42	8
SEC CONTRACTS	.52	1			
SEC OTHER					

"All line items" are computed as stand alone figures. Columns will not add to match totals."

U.S. PRIVATE SECTOR
NASHVILLE
SUBURBAN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,081,479 SQ.FT.				1,081,479 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	8.73	7.15	1.53	13.99
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8.73	7.15	1.53	13.99	6				
MISCELLANEOUS	.62	.69			2				
TOTAL INCOME	8.95	7.73	1.53	14.1	6				
EXPENSE									
CLEANING	.70	.57	.26	1.00	6	.70	.57	.26	1.00
REPAIR-MAINT	.59	.45	.32	1.04	7	.59	.45	.32	1.04
UTILITIES	1.39	1.15	1.03	1.82	6	1.39	1.15	1.03	1.82
RDS GNDS SEC	.41	.30	.18	.67	7	.41	.30	.18	.67
ADMINISTRATIVE	.35	.28	.16	.49	5	.35	.28	.16	.49
TOTAL OPER EXP	2.94	2.31	1.93	3.97	7	2.94	2.31	1.93	3.97
FIXED EXPENSES	1.06	1.12	.47	1.44	5	1.08	1.12	.47	1.44
TOTAL OPER+FIXED	3.79	3.60	2.89	5.03	7	3.49	3.60	2.89	5.03
LEASING EXP	.64	.34	.25	.93	4				
TOTAL PAYROLL	.48	.30	.13	.39	7				
TOTAL CONTRACT	1.03	.96	.52	1.23	7				

AVG SQFT OFC TEN	11960	6	AVG OFFICE OCCUPANCY	74.7	7
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	288	6	AVG RATE YR-END RENT	15.92	5
			RENTABLE GROSS SQFT	.96	7

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.57	6	ADMIN TOTAL	.28	5
PAYROLL	.37	2	PAYROLL	.16	4
CONTRACT	.31	6	MGMT FEES	.11	4
SUP MAT MISC	.04	4	LEGAL FEES	.01	2
TRASH REMOVAL	.02	6	AUDIT FEES		
			GEN OFC EXP	.06	4
			OTHER ADM EXP	.00	2
REPR MAINT TOTAL	.45	7			
PAYROLL	.25	5	FIXED EXP TOTAL	1.12	6
ELEVATOR	.05	7	REAL ESTATE TAX	.91	6
HVAC	.13	7	BUILDING INS	.14	6
ELECTRICAL	.02	5	PERS PROP TAX		
STRUCT ROOF	.01	2	OTHER TAXES	.12	1
PLUMBING	.01	4			
FIRE LIFE SFTY	.01	3	LEASING EXPENSES	.34	4
OTHER MAINT SUP	.05	5	ADV PROMOTION	.09	3
			COMM FEES	.14	4
UTILITIES TOTAL	1.15	6	TENANT ALTS	.36	3
ELECTRIC	1.00	6	BUY-OUTS		
GAS	.15	4			
FUEL OIL			TOTAL PAYROLL	.30	7
PURCH STEAM			CLEANING	.37	2
PURCH CH WTR			REPAIR MAINT	.25	5
COAL			RDS GROUNDS		
WATER SEWER	.08	6	SECURITY	.00	1
			ADMINISTRATIVE	.16	4
RDS GNDS SEC TOT	.30	7			
RDS GNDS TOTAL	.30	7	TOTAL CONTRACTS	.96	7
RDS GNDS PAYRL			CLEANING	.31	6
RDS GNDS CONTR	.28	7	REPAIR MAINT	.05	5
RDS GNDS OTHER	.02	5	RDS GROUNDS	.28	7
SECURITY TOTAL	.10	4	SECURITY	.12	3
SEC PAYROLL	.00	1	ADMINISTRATIVE	.11	6
SEC CONTRACTS	.12	3			
SEC OTHER	.01	4			

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New Haven, CT
New Orleans, LA

U.S. PRIVATE SECTOR
NEW HAVEN
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	426,545 SQ.FT.				426,545 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	16.80	18.13	10.58	20.19
RETAIL AREA									
OTHER AREA									
TOTAL RENT	16.80	18.13	10.58	20.19	5				
MISCELLANEOUS	.52	.42			4				
TOTAL INCOME	17.23	18.54	10.62	20.77	5				
EXPENSE									
CLEANING	.97	.96	.87	1.19	5	.97	.96	.87	1.19
REPAIR-MAINT	.63	.54	.29	1.01	5	.63	.54	.29	1.01
UTILITIES	1.32	1.10	.80	2.39	5	1.32	1.10	.80	2.39
RDS GNDS SEC	.68	.82	.43	1.13	5	.68	.82	.43	1.13
ADMINISTRATIVE	.83	.87	.75	.90	5	.83	.87	.75	.90
TOTAL OPER EXP	4.44	3.79	3.76	6.00	5	4.44	3.79	3.76	6.00
FIXED EXPENSES	1.88	2.01	1.52	2.22	5	1.88	2.01	1.52	2.22
TOTAL OPER+FIXED	6.32	5.80	5.28	8.22	5	6.32	5.80	5.28	8.22
LEASING EXP	.40	.48			2				
TOTAL PAYROLL	.48	.51			4				
TOTAL CONTRACT	1.63	1.50	1.23	2.17	5				

AVG SQFT OFC TEN	35797	5	AVG OFFICE OCCUPANCY	86.3	5
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	323	5	AVG RATE YR END RENT	22.00	2
			RENTABLE GROSS SQFT	.92	5

COMPONENT COSTS TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.96	5	ADMIN TOTAL	.87	5
PAYROLL			PAYROLL	.28	3
CONTRACT	.76	5	MGMT FEES	.59	5
SUP MAT MISC	.11	5	LEGAL FEES	.29	1
TRASH REMOVAL	.11	5	AUDIT FEES		
			GEN OFC EXP	.04	3
			OTHER ADM EXP	.00	2
REPR MAINT TOTAL	.54	5			
PAYROLL	.34	3	FIXED EXP TOTAL	2.01	5
ELEVATOR	.11	5	REAL ESTATE TAX	1.69	5
HVAC	.08	5	BUILDING INS	.21	5
ELECTRICAL	.03	5	PERS PROP TAX		
STRUCT ROOF			OTHER TAXES		
PLUMBING	.01	5			
FIRE LIFE SFTY	.02	5	LEASING EXPENSES	.48	2
OTHER MAINT SUP	.11	5	ADV PROMOTION	.17	1
			COMM FEES	.40	2
UTILITIES TOTAL	1.10	5	TENANT ALTS		
ELECTRIC	.87	5	BUY OUTS		
GAS	.20	4			
FUEL OIL	.03	2	TOTAL PAYROLL	.51	4
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT	.34	3
COAL			RDS GROUNDS	.20	1
WATER SEWER	.03	2	SECURITY		
			ADMINISTRATIVE	.28	3
RDS GNDS SEC TOT	.82	5			
RDS GNDS TOTAL	.44	5	TOTAL CONTRACTS	1.50	5
RDS GNDS PAYRL	.20	1	CLEANING	.76	5
RDS GNDS CONTR	.04	2	REPAIR MAINT	.29	5
RDS GNDS OTHER	.49	4	RDS GROUNDS	.04	2
SECURITY TOTAL	.25	5	SECURITY	.25	5
SEC PAYROLL			ADMINISTRATIVE	.56	3
SEC CONTRACTS	.25	5			
SEC OTHER					

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U.S. PRIVATE SECTOR
NEW ORLEANS
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS	5,632,446 SQ.FT.				5,343,580 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					15	9.35	7.03	2.86	14.09
RETAIL AREA	10.66	11.58	7.63	17.50	9				
OTHER AREA	13.96	13.96			1				
TOTAL RENT	9.70	8.36	3.63	13.80	15				
MISCELLANEOUS	.72	.08	.03	.97	9				
TOTAL INCOME	10.19	8.36	3.63	13.84	15				
EXPENSE									
CLEANING	.62	.48	.28	.69	15	.65	.50	.32	.72
REPAIR-MAINT	1.09	.85	.64	1.23	16	1.14	.86	.66	1.31
UTILITIES	1.25	1.46	.90	1.85	16	1.29	1.50	.96	1.92
RDS GNDS SEC	.39	.22	.13	.56	16	.39	.22	.13	.56
ADMINISTRATIVE	.52	.54	.46	.93	16	.52	.54	.46	.93
TOTAL OPER EXP	3.82	3.78	2.61	5.53	16	3.99	3.94	2.64	5.53
FIXED EXPENSES	1.17	.79	.61	1.57	16	1.17	.79	.61	1.57
TOTAL OPER+FIXED	4.99	4.56	3.47	7.11	16	5.16	4.85	3.65	7.12
LEASING EXP	.26	.13	.01	.33	14				
TOTAL PAYROLL	.83	.54	.40	1.75	15				
TOTAL CONTRACT	1.13	.93	.73	1.46	15				

AVG SQFT OFC TEN	6815	15	AVG OFFICE OCCUPANCY	63.2	15
AVG SQFT RET TEN	4399	10	AVG RETAIL OCCUPANCY	70.2	10
AVG SQFT OFC WORK	248	13	AVG RATE YR END RENT	11.85	12
			RENTABLE GROSS SQFT	.97	16

COMPONENT COSTS TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.48	15	ADMIN TOTAL	.58	15
PAYROLL	.21	4	PAYROLL	.35	13
CONTRACT	.38	15	MGMT FEES	.18	10
SUP MAT MISC	.04	14	LEGAL FEES	.03	8
TRASH REMOVAL	.03	14	AUDIT FEES	.05	9
			GEN OFC EXP	.06	11
			OTHER ADM EXP	.04	14
REPR MAINT TOTAL	.89	15			
PAYROLL	.43	12	FIXED EXP TOTAL	.78	15
ELEVATOR	.22	15	REAL ESTATE TAX	.61	13
HVAC	.09	14	BUILDING INS	.17	15
ELECTRICAL	.03	10	PERS PROP TAX	.00	2
STRUCT ROOF	.02	9	OTHER TAXES	.07	4
PLUMBING	.02	9			
FIRE LIFE SFTY	.00	5	LEASING EXPENSES	.14	13
OTHER MAINT SUP	.12	14	ADV PROMOTION	.06	7
			COMM FEES	.04	9
UTILITIES TOTAL	1.40	15	TENANT ALTS	.14	7
ELECTRIC	1.21	15	BUY OUTS	.01	1
GAS	.10	7			
FUEL OIL			TOTAL PAYROLL	.54	15
PURCH STEAM			CLEANING	.21	4
PURCH CH WTR			REPAIR MAINT	.43	12
COAL			RDS GROUNDS		
WATER SEWER	.06	14	SECURITY	.26	3
			ADMINISTRATIVE	.35	13
RDS GNDS SEC TOT	.18	15			
RDS GNDS TOTAL	.04	10	TOTAL CONTRACTS	.93	15
RDS GNDS PAYRL			CLEANING	.38	15
RDS GNDS CONTR	.08	6	REPAIR MAINT	.34	10
RDS GNDS OTHER	.04	5	RDS GROUNDS	.08	6
SECURITY TOTAL	.27	13	SECURITY	.17	13
SEC PAYROLL	.26	3	ADMINISTRATIVE	.18	9
SEC CONTRACTS	.17	13			
SEC OTHER	.02	4			

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New Orleans, LA

U.S. PRIVATE SECTOR
NEW ORLEANS
DOWNTOWN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	145,831 SQ.FT.				116,722 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	4.58	4.19	1.77	6.36
RETAIL AREA	13.76	15.79			2				
OTHER AREA									
TOTAL RENT	6.39	5.53	1.77	8.68	4				
MISCELLANEOUS	.05	.07			3				
TOTAL INCOME	6.42	5.56	1.85	8.69	4				
EXPENSE									
CLEANING	.56	.53	.32	.67	4	.59	.53	.32	.74
REPAIR-MAINT	2.77	2.11	.52	3.92	4	2.92	2.42	.52	4.24
UTILITIES	1.54	1.55	.99	1.80	4	1.62	1.66	.99	1.95
RDS. GNDS. SEC	.44	.25	.13	.50	4	.44	.25	.13	.60
ADMINISTRATIVE	1.22	.99	.72	1.63	4	1.22	.99	.72	1.63
TOTAL OPER EXP	6.53	5.26	2.96	8.35	4	7.20	5.91	2.96	10.08
FIXED EXPENSES	.66	.61	.56	.70	4	.66	.61	.56	.70
TOTAL OPER+FIXED	7.18	5.92	3.52	9.05	4	7.86	6.56	3.52	10.78
LEASING EXP	.13	.11	.05	.20	4				
TOTAL PAYROLL	2.19	1.07	.37	3.15	4				
TOTAL CONTRACT	2.22	1.83	.99	2.85	4				

AVG SQFT OFC TEN	1919	4	AVG OFFICE OCCUPANCY	88.8	4
AVG SQFT RET TEN	9636	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	349	4	AVG RATE YR-END RENT	8.38	4
			RENTABLE GROSS SQFT	.90	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.53	4
PAYROLL		
CONTRACT	.46	4
SUP MAT MISC	.04	4
TRASH REMOVAL	.04	4
REPR MAINT TOTAL	2.11	4
PAYROLL	1.80	2
ELEVATOR	.14	4
HVAC	.17	4
ELECTRICAL	.20	2
STRUCT ROOF	.57	3
PLUMBING	.12	1
FIRE LIFE SFTY	.00	1
OTHER MAINT SUP	.13	4
UTILITIES TOTAL	1.55	4
ELECTRIC	1.31	4
GAS	.18	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.09	4
RDS GNDS SEC TOT	.25	4
RDS GNDS TOTAL	.13	2
RDS GNDS PAYRL		
RDS GNDS CONTR	.13	2
RDS GNDS OTHER		
SECURITY TOTAL	.60	2
SEC PAYROLL	.26	1
SEC CONTRACTS	.46	2
SEC OTHER	.01	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.99	4
PAYROLL	.40	4
MGMT FEES	.15	2
LEGAL FEES	.06	2
AUDIT FEES	.31	3
GEN OFC EXP	.08	3
OTHER ADM EXP	.02	4
FIXED EXP TOTAL	.61	4
REAL ESTATE TAX	.42	3
BUILDING INS	.24	4
PERS PROP TAX		
OTHER TAXES	.04	1
LEASING EXPENSES	.11	4
ADV PROMOTION	.08	2
COMM FEES	.05	2
TENANT ALTS	.13	2
BUY OUTS		
TOTAL PAYROLL	1.07	4
CLEANING		
REPAIR MAINT	1.80	2
RDS GROUNDS		
SECURITY	.26	1
ADMINISTRATIVE	.40	4
TOTAL CONTRACTS	1.83	4
CLEANING	.46	4
REPAIR MAINT	1.20	4
RDS GROUNDS	.13	2
SECURITY	.46	2
ADMINISTRATIVE	.16	3

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U.S. PRIVATE SECTOR
NEW ORLEANS
DOWNTOWN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	407,286 SQ.FT.				377,950 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	6.95	6.85		
RETAIL AREA	7.56	7.56			1				
OTHER AREA									
TOTAL RENT	7.03	7.27			2				
MISCELLANEOUS									
TOTAL INCOME	7.03	7.27			2				
EXPENSE									
CLEANING	.31	.28			3	.34	.32		
REPAIR-MAINT	.59	.69			3	.63	.80		
UTILITIES	1.16	1.02			3	1.24	1.02		
RDS GNDS SEC	.18	.07			3	.18	.07		
ADMINISTRATIVE	.65	.50			3	.65	.50		
TOTAL OPER EXP	2.89	2.60			3	3.10	2.66		
FIXED EXPENSES	.95	.80			3	.95	.80		
TOTAL OPER+FIXED	3.84	3.17			3	4.05	3.45		
LEASING EXP	.24	.12			3				
TOTAL PAYROLL	.59	.58			3				
TOTAL CONTRACT	.57	.73			3				

AVG SQFT OFC TEN	4924	3	AVG OFFICE OCCUPANCY	57.3	3
AVG SQFT RET TEN	3439	2	AVG RETAIL OCCUPANCY	82.1	2
AVG SQFT OFC WORK	311	2	AVG RATE YR-END RENT	11.65	3
			RENTABLE GROSS SQFT	.97	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.28	3
PAYROLL	.07	1
CONTRACT	.18	3
SUP MAT MISC	.04	3
TRASH REMOVAL	.02	3
REPR MAINT TOTAL	.69	3
PAYROLL	.35	2
ELEVATOR	.15	3
HVAC	.09	3
ELECTRICAL	.02	2
STRUCT ROOF	.01	1
PLUMBING	.04	2
FIRE LIFE SFTY	.00	1
OTHER MAINT SUP	.05	3
UTILITIES TOTAL	1.02	3
ELECTRIC	1.02	3
GAS	.05	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.07	2
RDS GNDS SEC TOT	.07	3
RDS GNDS TOTAL	.03	2
RDS GNDS PAYRL		
RDS GNDS CONTR	.01	1
RDS GNDS OTHER	.08	1
SECURITY TOTAL	.07	3
SEC PAYROLL		
SEC CONTRACTS	.07	3
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.50	3
PAYROLL	.40	3
MGMT FEES	.33	2
LEGAL FEES	.00	1
AUDIT FEES		
GEN OFC EXP	.04	2
OTHER ADM EXP	.03	3
FIXED EXP TOTAL	.80	3
REAL ESTATE TAX	.57	3
BUILDING INS	.23	3
PERS PROP TAX	.00	1
OTHER TAXES	.02	1
LEASING EXPENSES	.12	3
ADV PROMOTION	.05	2
COMM FEES	.04	3
TENANT ALTS	.52	1
BUY OUTS		
TOTAL PAYROLL	.58	3
CLEANING	.07	1
REPAIR MAINT	.35	2
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE	.40	3
TOTAL CONTRACTS	.73	3
CLEANING	.18	3
REPAIR MAINT	.33	1
RDS GROUNDS	.01	1
SECURITY	.07	3
ADMINISTRATIVE	.20	1

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U.S. PRIVATE SECTOR

New Orleans, LA

U.S. PRIVATE SECTOR
NEW ORLEANS
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 2,110,886 SQ.FT.					2,001,154 SQ.FT			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	11.46	11.79	8.88	15.10
RETAIL AREA	13.56	15.30			3				
OTHER AREA									
TOTAL RENT	12.04	12.83	7.25	15.86	5				
MISCELLANEOUS	.53	.37	.05	.97	4				
TOTAL INCOME	12.42	12.85	7.62	16.50	5				
EXPENSE									
CLEANING	.90	.80	.48	1.41	4	.96	.83	.52	1.55
REPAIR-MAINT	1.50	1.14	.70	2.77	5	1.58	1.14	.72	3.17
UTILITIES	1.78	1.60	1.30	2.27	5	1.86	1.68	1.37	2.45
RDS GNDS SEC	.73	.53	.22	1.34	5	.73	.53	.22	1.34
ADMINISTRATIVE	.56	.58	.31	.72	5	.56	.58	.31	.72
TOTAL OPER EXP	5.31	4.32	3.60	7.69	5	5.60	4.72	3.71	8.39
FIXED EXPENSES	1.04	.86	.52	1.64	5	1.04	.86	.52	1.64
TOTAL OPER+FIXED	6.35	6.02	4.12	8.91	5	6.64	6.02	4.43	9.61
LEASING EXP	.35	.17	.04	.60	5				
TOTAL PAYROLL	1.50	1.51	.89	2.13	4				
TOTAL CONTRACT	1.53	1.19	.82	2.52	4				

AVG SQFT OFC TEN	6467	5	AVG OFFICE OCCUPANCY	78.5	5
AVG SQFT RET TEN	4498	4	AVG RETAIL OCCUPANCY	78.0	4
AVG SQFT OFC WORK	190	4	AVG RATE YR-END RENT	13.38	2
			RENTABLE GROSS SQFT	94	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.80	4
PAYROLL	.36	2
CONTRACT	.58	4
SUP MAT MISC	.03	3
TRASH REMOVAL	.04	3
REPR MAINT TOTAL	1.23	4
PAYROLL	.75	4
ELEVATOR	.24	4
HVAC	.09	3
ELECTRICAL	.19	2
STRUCT ROOF	.07	2
PLUMBING	.14	2
FIRE LIFE SFTY	.01	1
OTHER MAINT SUP	.15	3
UTILITIES TOTAL	1.84	4
ELECTRIC	1.61	4
GAS	.13	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.14	4
RDS GNDS SEC TOT	.40	4
RDS GNDS TOTAL	.13	2
RDS GNDS PAYRL		
RDS GNDS CONTR	.23	1
RDS GNDS OTHER	.02	2
SECURITY TOTAL	.40	4
SEC PAYROLL	.31	2
SEC CONTRACTS	.19	4
SEC OTHER	.02	2

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.63	4
PAYROLL	.21	4
MGMT FEES	.33	2
LEGAL FEES	.01	2
AUDIT FEES	.03	3
GEN OFC EXP	.05	4
OTHER ADM EXP	.04	3
FIXED EXP TOTAL	.82	4
REAL ESTATE TAX	.74	3
BUILDING INS	.14	4
PERS PROP TAX	.00	1
OTHER TAXES		
LEASING EXPENSES	.25	4
ADV PROMOTION	.12	2
COMM FEES	.11	3
TENANT ALTS	.08	3
BUY-OUTS	.01	1
TOTAL PAYROLL	1.51	4
CLEANING	.36	2
REPAIR MAINT	.75	4
RDS GROUNDS		
SECURITY	.31	2
ADMINISTRATIVE	.21	4
TOTAL CONTRACTS	1.19	4
CLEANING	.58	4
REPAIR MAINT	.17	3
RDS GROUNDS	.23	1
SECURITY	.19	4
ADMINISTRATIVE	.23	2

*All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NEW ORLEANS
DOWNTOWN MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 2,918,845 SQ.FT.					2,797,754 SQ.FT			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	8.15	5.34		
RETAIL AREA	7.74	7.69			3				
OTHER AREA	13.96	13.96			1				
TOTAL RENT	8.32	5.51			3				
MISCELLANEOUS	.88	.96			2				
TOTAL INCOME	8.98	7.38			3				
EXPENSE									
CLEANING	.49	.42			3	.51	.44		
REPAIR-MAINT	.78	.91			3	.81	.95		
UTILITIES	.87	.61			3	.87	.62		
RDS GNDS SEC	.16	.16			3	.16	.16		
ADMINISTRATIVE	.43	.50			3	.43	.50		
TOTAL OPER EXP	2.73	2.18			3	2.81	2.27		
FIXED EXPENSES	1.30	1.06			3	1.30	1.06		
TOTAL OPER+FIXED	4.03	4.22			3	4.11	4.32		
LEASING EXP	.18	.17			2				
TOTAL PAYROLL	.40	.44			3				
TOTAL CONTRACT	.90	.90			3				

AVG SQFT OFC TEN	15206	2	AVG OFFICE OCCUPANCY	43.3	2
AVG SQFT RET TEN	3190	2	AVG RETAIL OCCUPANCY	40.9	2
AVG SQFT OFC WORK	456	2	AVG RATE YR-END RENT	16.00	2
			RENTABLE GROSS SQFT	99	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.42	3
PAYROLL	.07	1
CONTRACT	.24	3
SUP MAT MISC	.09	3
TRASH REMOVAL	.03	3
REPR MAINT TOTAL	.91	3
PAYROLL	.29	3
ELEVATOR	.24	3
HVAC	.02	3
ELECTRICAL	.02	3
STRUCT ROOF	.01	3
PLUMBING	.01	3
FIRE LIFE SFTY	.01	2
OTHER MAINT SUP	.26	3
UTILITIES TOTAL	.61	3
ELECTRIC	.58	3
GAS	.03	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.06	3
RDS GNDS SEC TOT	.16	3
RDS GNDS TOTAL	.01	3
RDS GNDS PAYRL		
RDS GNDS CONTR	.02	2
RDS GNDS OTHER	.01	1
SECURITY TOTAL	.13	3
SEC PAYROLL		
SEC CONTRACTS	.13	3
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.50	3
PAYROLL	.19	2
MGMT FEES	.17	3
LEGAL FEES	.02	2
AUDIT FEES	.01	2
GEN OFC EXP	.05	2
OTHER ADM EXP	.02	3
FIXED EXP TOTAL	1.06	3
REAL ESTATE TAX	.91	3
BUILDING INS	.15	3
PERS PROP TAX		
OTHER TAXES	.43	1
LEASING EXPENSES	.17	2
ADV PROMOTION	.01	1
COMM FEES	.01	1
TENANT ALTS	.31	1
BUY-OUTS		
TOTAL PAYROLL	.44	3
CLEANING	.07	1
REPAIR MAINT	.29	3
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE	.19	2
TOTAL CONTRACTS	.90	3
CLEANING	.24	3
REPAIR MAINT	.33	2
RDS GROUNDS	.02	2
SECURITY	.13	3
ADMINISTRATIVE	.18	2

*All line items are computed as stand alone figures. Columns will not add to match totals.

New Orleans, LA
New York, NY

U.S. PRIVATE SECTOR
NEW ORLEANS
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	285,324 SQ. FT.				255,680 SQ. FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	7.02	5.30		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8.76	5.30			3				
MISCELLANEOUS	.81	.81			1				
TOTAL INCOME	7.11	5.30			3				
EXPENSE									
CLEANING	.38	.38			3	.39	.38		
REPAIR MAINT	.76	.65			3	.79	.71		
UTILITIES	.97	.84			3	1.01	.89		
RDS GRDS SEC	.42	.37			3	.42	.37		
ADMINISTRATIVE	.34	.24			3	.34	.24		
TOTAL OPER EXP	2.86	2.12			3	2.97	2.31		
FIXED EXPENSES	.77	.78			3	.77	.78		
TOTAL OPER+FIXED	3.63	2.90			3	3.74	3.08		
LEASING EXP	.10	.10			2				
TOTAL PAYROLL	.60	.54			3				
TOTAL CONTRACT	1.68	.63			3				

AVG SQFT OFC TEN	4001	2	AVG OFFICE OCCUPANCY	82.2	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	343	2	AVG RATE YR END RENT	11.67	3
			RENTABLE GROSS SQFT	.98	3

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.38	3
PAYROLL	.38	1
CONTRACT	.33	2
SUP MAT MISC	.03	2
TRASH REMOVAL	.02	2
REPR MAINT TOTAL	.65	3
PAYROLL	.50	3
ELEVATOR	.10	2
HVAC	.05	2
ELECTRICAL	.03	2
STRUCT ROOF	.18	1
PLUMBING	.02	1
FIRE LIFE SFTY	.00	1
OTHER MAINT SUP	.02	2
UTILITIES TOTAL	.84	3
ELECTRIC	.79	3
GAS	.02	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.07	3
RDS GRDS SEC TOT	.37	3
RDS GRDS TOTAL	.03	3
RDS GRDS PAYRL	.00	1
RDS GRDS CONTR	.03	1
RDS GRDS OTHER	.10	2
SECURITY TOTAL	.34	3
SEC PAYROLL	.08	1
SEC CONTRACTS	.35	2
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.24	3
PAYROLL	.14	2
MGMT FEES	.48	1
LEGAL FEES	.03	1
AUDIT FEES	.05	1
GEN OFC EXP	.05	2
OTHER ADM EXP	.00	1
FIXED EXP TOTAL	.78	3
REAL ESTATE TAX	.62	3
BUILDING INS	.14	2
PERS PROP TAX		
OTHER TAXES	.01	2
LEASING EXPENSES	.10	2
ADV PROMOTION	.18	1
COMM FEES	.01	1
TENANT ALTS	.00	1
BUY OUTS		
TOTAL PAYROLL	.54	3
CLEANING	.38	1
REPAIR MAINT	.50	3
RDS GROUNDS	.00	1
SECURITY	.08	1
ADMINISTRATIVE	.14	2
TOTAL CONTRACTS	.63	3
CLEANING	.33	2
REPAIR MAINT	.10	3
RDS GROUNDS	.03	1
SECURITY	.35	2
ADMINISTRATIVE	.77	2

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U.S. PRIVATE SECTOR
NEW YORK
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	57 BLDS	46,990,821 SQ. FT.				43,186,296 SQ. FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					49	20.21	21.04	11.52	27.24
RETAIL AREA	34.68	37.90	20.15	50.95	29				
OTHER AREA	15.29	11.80	8.38	99.50	20				
TOTAL RENT	19.27	21.04	7.03	28.10	51				
MISCELLANEOUS	2.87	1.58	.31	7.06	40				
TOTAL INCOME	21.54	23.25	5.94	31.66	52				
EXPENSE									
CLEANING	2.30	2.03	1.62	2.69	57	2.50	2.14	1.62	2.98
REPAIR MAINT	2.10	1.08	.73	2.42	57	2.28	1.15	.77	2.52
UTILITIES	2.60	2.79	1.79	3.46	57	2.80	2.98	2.00	3.61
RDS GNDS SEC	.53	.36	.05	.60	45	.53	.36	.05	.60
ADMINISTRATIVE	.71	.70	.38	1.20	57	.71	.70	.38	1.20
TOTAL OPER EXP	6.18	7.67	5.98	8.97	57	8.87	7.74	6.12	9.77
FIXED EXPENSES	4.43	5.53	4.04	8.74	54	4.43	5.53	4.04	8.74
TOTAL OPER+FIXED	12.32	13.23	10.23	15.92	57	13.23	13.23	10.28	16.08
LEASING EXP	.90	.57	.20	.89	38				
TOTAL PAYROLL	2.06	.91	.63	2.16	53				
TOTAL CONTRACT	2.47	2.27	.85	3.27	57				

AVG SQFT OFC TEN	14182	43	AVG OFFICE OCCUPANCY	97.0	57
AVG SQFT RET TEN	3874	32	AVG RETAIL OCCUPANCY	98.3	38
AVG SQFT OFC WORK	471	40	AVG RATE YR END RENT	34.70	42
			RENTABLE GROSS SQFT	.97	57

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	2.01	49
PAYROLL	1.61	26
CONTRACT	1.52	48
SUP MAT MISC	.10	40
TRASH REMOVAL	.11	46
REPR MAINT TOTAL	1.11	49
PAYROLL	.88	39
ELEVATOR	.26	47
HVAC	.14	40
ELECTRICAL	.05	43
STRUCT ROOF	.09	29
PLUMBING	.04	32
FIRE LIFE SFTY	.03	18
OTHER MAINT SUP	.26	46
UTILITIES TOTAL	2.72	49
ELECTRIC	2.15	48
GAS	.01	8
FUEL OIL	.02	5
PURCH STEAM	.58	47
PURCH CH WTR		
COAL		
WATER SEWER	.05	46
RDS GNDS SEC TOT	.39	41
RDS GNDS TOTAL	.02	28
RDS GNDS PAYRL	.04	17
RDS GNDS CONTR	.01	15
RDS GNDS OTHER	.01	23
SECURITY TOTAL	.39	40
SEC PAYROLL	.40	22
SEC CONTRACTS	.19	27
SEC OTHER	.02	28

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.70	49
PAYROLL	.37	41
MGMT FEES	.25	35
LEGAL FEES	.03	30
AUDIT FEES	.03	25
GEN OFC EXP	.05	34
OTHER ADM EXP	.03	40
FIXED EXP TOTAL	5.55	47
REAL ESTATE TAX	5.15	45
BUILDING INS	.26	45
PERS PROP TAX	.05	1
OTHER TAXES	.07	11
LEASING EXPENSES	.71	35
ADV PROMOTION	.12	17
COMM FEES	.42	32
TENANT ALTS	.17	28
BUY OUTS	.23	1
TOTAL PAYROLL	1.04	49
CLEANING	1.61	28
REPAIR MAINT	.88	39
RDS GROUNDS	.04	17
SECURITY	.40	22
ADMINISTRATIVE	.37	41
TOTAL CONTRACTS	2.42	49
CLEANING	1.52	48
REPAIR MAINT	.33	29
RDS GROUNDS	.01	15
SECURITY	.19	27
ADMINISTRATIVE	.24	23

All line items are computed as stand alone figures. Columns will not add to match totals.

New York, NY

U.S. PRIVATE SECTOR
NEW YORK
DOWNTOWN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS 1,415,641 SQ FT					1,295,925 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	17.93	21.75	9.81	31.70
RETAIL AREA	86.19	45.04	24.25	123.13	4				
OTHER AREA	12.88	12.88			1				
TOTAL RENT	20.62	25.18	14.02	30.13	6				
MISCELLANEOUS	2.24	1.01	.03	6.60	6				
TOTAL INCOME	18.43	23.62	7.61	32.60	7				
EXPENSE									
CLEANING	2.64	2.48	1.85	3.47	7	2.88	2.76	2.01	3.61
REPAIR MAINT	.97	.74	.34	1.07	7	1.06	.82	.36	1.14
UTILITIES	1.86	1.51	.99	2.99	7	2.03	1.68	1.08	3.63
RDS GNDS SEC	.34	.28	.03	.93	5	.34	.28	.03	.93
ADMINISTRATIVE	1.23	1.21	.67	2.11	7	1.23	1.21	.67	2.11
TOTAL OPER EXP	6.97	8.00	4.78	8.57	7	7.60	8.61	5.20	10.00
FIXED EXPENSES	6.18	7.01	4.86	8.09	7	6.18	7.01	4.86	8.09
TOTAL OPER+FIXED	13.15	13.63	10.20	16.42	7	13.78	15.08	10.25	17.30
LEASING EXP	4.96	.57	.25	9.06	5				
TOTAL PAYROLL	1.76	.81	.70	1.37	7				
TOTAL CONTRACT	2.52	2.91	1.17	3.61	7				

AVG SQFT OFC TEN	6928	5	AVG OFFICE OCCUPANCY	82.7	7
AVG SQFT RET TEN	997	6	AVG RETAIL OCCUPANCY	84.3	6
AVG SQFT OFC WORK	284	6	AVG RATE YR END RENT	35.90	5
			RENTABLE GROSS SQFT	96	7

COMPONENT COSTS -TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	2.48	7	ADMIN TOTAL	1.21	7
PAYROLL	2.16	2	PAYROLL	1.01	4
CONTRACT	2.13	7	MGMT FEES	.40	6
SUP MAT MISC	.07	5	LEGAL FEES	.16	4
TRASH REMOVAL	.15	6	AUDIT FEES	.10	4
			GEN OFC EXP	.04	6
REPR MAINT TOTAL	.74	7	OTHER ADM EXP	.11	7
PAYROLL	.42	3			
ELEVATOR	.22	6	FIXED EXP TOTAL	7.01	7
HVAC	.05	5	REAL ESTATE TAX	5.38	7
ELECTRICAL	.02	4	BUILDING INS	.43	7
STRUCT ROOF	.09	2	PERS PROP TAX	.05	1
PLUMBING	.04	5	OTHER TAXES	.99	1
FIRE LIFE SFTY	.05	5			
OTHER MAINT SUP	.16	6	LEASING EXPENSES	.57	5
			ADV PROMOTION	.27	4
UTILITIES TOTAL	1.51	7	COMM FEES	.69	4
ELECTRIC	1.05	7	TENANT ALTS	.36	4
GAS			BUY OUTS	.23	1
FUEL OIL	.54	2			
PURCH STEAM	.37	5	TOTAL PAYROLL	.81	7
PURCH CH WTR			CLEANING	2.16	2
COAL			REPAIR MAINT	.42	3
WATER SEWER	.04	7	RDS GROUNDS	.81	1
			SECURITY		
RDS GNDS SEC TOT	.28	5	ADMINISTRATIVE	1.01	4
RDS GNDS TOTAL	.42	2			
RDS GNDS PAYRL	.81	1	TOTAL CONTRACTS	2.91	7
RDS GNDS CONTR			CLEANING	2.13	7
RDS GNDS OTHER	.02	1	REPAIR MAINT	.29	5
SECURITY TOTAL	.36	4	RDS GROUNDS		
SEC PAYROLL			SECURITY	.42	3
SEC CONTRACTS	.42	3	ADMINISTRATIVE	.66	6
SEC OTHER	.03	2			

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
NEW YORK
DOWNTOWN 300,000 - 600,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS 5,168,227 SQ FT					5,086,880 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					12	24.91	21.68	18.51	34.47
RETAIL AREA	53.67	51.53			2				
OTHER AREA	11.71	73.47			2				
TOTAL RENT	24.74	21.78	18.43	34.49	12				
MISCELLANEOUS	3.76	1.07	.45	7.73	7				
TOTAL INCOME	27.03	30.34	18.43	34.64	12				
EXPENSE									
CLEANING	2.44	1.69	1.35	2.1	12	2.48	1.72	1.39	2.12
REPAIR MAINT	1.96	.95	.63	1.75	12	1.99	.96	.63	1.83
UTILITIES	3.44	2.89	2.61	3.35	12	3.50	2.95	2.67	3.37
RDS GNDS SEC	.67	.53	.04	.70	9	.67	.53	.04	.70
ADMINISTRATIVE	.88	.76	.45	1.34	12	.88	.76	.45	1.34
TOTAL OPER EXP	9.25	6.71	5.67	7.28	12	9.39	6.78	5.81	7.44
FIXED EXPENSES	7.95	6.51	4.97	8.19	10	7.95	6.51	4.97	8.19
TOTAL OPER+FIXED	15.61	13.10	10.85	14.92	12	16.54	13.12	10.85	15.09
LEASING EXP	1.67	.60	.32	.89	8				
TOTAL PAYROLL	1.92	.74	.61	1.1	12				
TOTAL CONTRACT	3.17	2.54	1.98	2.94	12				

AVG SQFT OFC TEN	17444	10	AVG OFFICE OCCUPANCY	91.0	12
AVG SQFT RET TEN	741	2	AVG RETAIL OCCUPANCY	86.0	4
AVG SQFT OFC WORK	195	10	AVG RATE YR END RENT	33.92	10
			RENTABLE GROSS SQFT	94	12

COMPONENT COSTS -TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.64	10	ADMIN TOTAL	.76	10
PAYROLL	.65	3	PAYROLL	.36	9
CONTRACT	1.39	10	MGMT FEES	.19	9
SUP MAT MISC	.09	6	LEGAL FEES	.02	8
TRASH REMOVAL	.04	9	AUDIT FEES	.04	5
			GEN OFC EXP	.04	10
REPR MAINT TOTAL	1.03	10	OTHER ADM EXP	.03	6
PAYROLL	.55	8			
ELEVATOR	.25	9	FIXED EXP TOTAL	6.51	8
HVAC	.09	7	REAL ESTATE TAX	6.19	8
ELECTRICAL	.04	9	BUILDING INS	.19	8
STRUCT ROOF	.05	4	PERS PROP TAX		
PLUMBING	.04	8	OTHER TAXES	.06	4
FIRE LIFE SFTY	.01	5			
OTHER MAINT SUP	.11	9	LEASING EXPENSES	.81	6
			ADV PROMOTION	.07	4
UTILITIES TOTAL	2.86	10	COMM FEES	.69	5
ELECTRIC	2.28	10	TENANT ALTS	.54	4
GAS	.00	3	BUY OUTS		
FUEL OIL	.01	1			
PURCH STEAM	.60	10	TOTAL PAYROLL	.86	10
PURCH CH WTR			CLEANING	.65	3
COAL			REPAIR MAINT	.55	8
WATER SEWER	.03	9	RDS GROUNDS		
			SECURITY	.66	1
RDS GNDS SEC TOT	.63	7	ADMINISTRATIVE	.36	9
RDS GNDS TOTAL	.01	2			
RDS GNDS PAYRL			TOTAL CONTRACTS	2.60	10
RDS GNDS CONTR	.02	1	CLEANING	1.39	10
RDS GNDS OTHER	.00	1	REPAIR MAINT	.31	8
SECURITY TOTAL	.63	7	RDS GROUNDS	.02	1
SEC PAYROLL	.66	1	SECURITY	.61	7
SEC CONTRACTS	.61	7	ADMINISTRATIVE	.25	9
SEC OTHER	.02	5			

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New York, NY

U.S. PRIVATE SECTOR
NEW YORK
DOWNTOWN MORE THAN 600,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS 21,979,[illegible] SQ.FT.					20,829,965 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					14	16.56	16.09	3.87	25.50
RETAIL AREA	42.15	29.21	13.09	41.95	9				
OTHER AREA	74.72	52.12			2				
TOTAL RENT	14.93	11.72	3.35	24.01	16				
MISCELLANEOUS	2.89	1.41	.21	5.73	12				
TOTAL INCOME	17.12	14.72	4.00	27.34	16				
EXPENSE									
CLEANING	2.21	2.01	1.70	2.80	18	2.33	2.18	1.71	2.81
REPAIR-MAINT	1.70	1.67	.94	2.48	18	1.79	1.80	.97	2.58
UTILITIES	2.95	3.08	2.18	4.12	18	3.11	3.16	2.30	4.31
RDS GNDS SEC	.30	.32	.06	.44	16	.30	.32	.06	.44
ADMINISTRATIVE	.60	.61	.18	.87	18	.60	.61	.18	.87
TOTAL OPER EXP	7.73	7.80	5.92	10.44	18	8.15	8.08	5.96	10.71
FIXED EXPENSES	4.76	5.41	3.79	5.69	17	4.76	5.41	3.79	5.69
TOTAL OPER+FIXED	12.05	11.96	9.35	16.54	18	12.88	12.58	9.35	16.87
LEASING EXP	.57	.28	.02	1.11	10				
TOTAL PAYROLL	1.91	1.49	.65	3.19	17				
TOTAL CONTRACT	2.14	1.50	.45	3.01	18				

AVG SQFT OFC TEN	14869	11	AVG OFFICE OCCUPANCY	98.7	18
AVG SQFT RET TEN	6969	9	AVG RETAIL OCCUPANCY	98.8	13
AVG SQFT OFC WORK	341	10	AVG RATE YR-END RENT	34.40	10
			RENTABLE GROSS SQFT	.97	18

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.98	15	ADMIN TOTAL	.62	15
PAYROLL	2.30	6	PAYROLL	.37	11
CONTRACT	.79	14	MGMT FEES	.19	11
SUP MAT MISC	.14	12	LEGAL FEES	.03	9
TRASH REMOVAL	.11	14	AUDIT FEES	.01	7
			GEN OFC EXP	.08	10
REPR MAINT TOTAL	2.05	15	OTHER ADM EXP	.03	10
PAYROLL	.99	11			
ELEVATOR	.30	15	FIXED EXP TOTAL	5.50	15
HVAC	.16	11	REAL ESTATE TAX	5.13	13
ELECTRICAL	.05	13	BUILDING INS	.23	13
STRUCT ROOF	.06	6	PERS PROP TAX		
PLUMBING	.02	8	OTHER TAXES	.19	6
FIRE LIFE SFTY	.03	8			
OTHER MAINT SUP	.42	14	LEASING EXPENSES		
			ADV PROMOTION	.16	9
UTILITIES TOTAL	3.02	15	COMM FEES	.04	3
ELECTRIC	2.39	14	TENANT ALTS	.42	8
GAS	.01	5	BUY-OUTS	.05	5
FUEL OIL	.01	2			
PURCH STEAM	.56	15	TOTAL PAYROLL	1.49	15
PURCH CH WTR			CLEANING	2.30	6
COAL			REPAIR MAINT	.99	11
WATER SEWER	.05	13	RDS GROUNDS	.04	1
			SECURITY	.37	6
RDS GNDS SEC TOT	.33	14	ADMINISTRATIVE	.37	11
RDS GNDS TOTAL	.01	9			
RDS GNDS PAYRL	.04	1	TOTAL CONTRACTS	.86	15
RDS GNDS CONTR	.01	8	CLEANING	.79	14
RDS GNDS OTHER	.00	6	REPAIR MAINT	.34	10
SECURITY TOTAL	.28	14	RDS GROUNDS	.01	6
SEC PAYROLL	.37	6	SECURITY	.08	11
SEC CONTRACTS	.08	11	ADMINISTRATIVE	.14	8
SEC OTHER	.02	6			

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U.S. PRIVATE SECTOR
NEW YORK
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 596,458 SQ.FT.					596,458 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	27.52	17.45	14.58	29.08
RETAIL AREA									
OTHER AREA									
TOTAL RENT	27.52	17.45	14.58	29.08	5				
MISCELLANEOUS	.01	.01			1				
TOTAL INCOME	27.52	17.45	14.58	29.08	5				
EXPENSE									
CLEANING	1.07	1.08	.78	1.24	5	1.07	1.08	.78	1.24
REPAIR-MAINT	.70	.69	.61	.76	5	.70	.69	.61	.76
UTILITIES	1.24	.81	.11	1.72	5	1.24	.81	.11	1.72
RDS GNDS SEC	.18	.18			2	.18	.18		
ADMINISTRATIVE	.98	.57	.46	1.03	5	.98	.57	.46	1.03
TOTAL OPER EXP	4.03	3.20	2.52	4.37	5	4.03	3.20	2.52	4.37
FIXED EXPENSES	5.34	2.83	2.09	5.90	5	5.34	2.83	2.09	5.90
TOTAL OPER+FIXED	9.37	5.92	5.23	9.65	5	9.37	5.92	5.23	9.65
LEASING EXP	.01	.00	.00	.01	5				
TOTAL PAYROLL	.20	.20			2				
TOTAL CONTRACT	1.35	1.35			2				

AVG SQFT OFC TEN	15924	2	AVG OFFICE OCCUPANCY	90.8	5
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	0	0	AVG RATE YR-END RENT	21.13	5
			RENTABLE GROSS SQFT	1.00	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

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Newark, NJ

U.S. PRIVATE SECTOR
NEWARK
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 642,500 SQ.FT.					629,900 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	17.10	16.01		
RETAIL AREA	61.69	61.69			1				
OTHER AREA									
TOTAL RENT	18.02	16.01			3				
MISCELLANEOUS	.21	.23			2				
TOTAL INCOME	18.20	16.01			3				
EXPENSE									
CLEANING	1.02	.95			3	1.02	.95		
REPAIR-MAINT	1.46	.43			3	1.46	.43		
UTILITIES	2.81	2.53			3	2.81	2.53		
RDS GNDS SEC	.47	.08			3	.47	.08		
ADMINISTRATIVE	1.41	1.08			3	1.41	1.08		
TOTAL OPER EXP	7.16	7.19			3	7.19	7.23		
FIXED EXPENSES	3.72	1.88			3	3.72	1.88		
TOTAL OPER+FIXED	10.87	10.24			3	10.91	10.24		
LEASING EXP	.35	.39			3				
TOTAL PAYROLL	.41	.38			3				
TOTAL CONTRACT	2.49	2.68			3				

AVG SQFT OFC TEN	6398	3	AVG OFFICE OCCUPANCY	98.5	3
AVG SQFT RET TEN	882	1	AVG RETAIL OCCUPANCY	98.0	1
AVG SQFT OFC WORK	227	2	AVG RATE YR-END RENT	19.67	3
			RENTABLE GROSS SQFT	.98	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.95	3	ADMIN TOTAL	1.08	3
PAYROLL	.20	1	PAYROLL	.41	2
CONTRACT	.81	3	MGMT FEES	.28	3
SUP MAT MISC	.04	3	LEGAL FEES	.05	1
TRASH REMOVAL	.07	2	AUDIT FEES	.01	1
			GEN OFC EXP	1.60	2
			OTHER ADM EXP	.45	2
REPR MAINT TOTAL	.43	3			
PAYROLL	.29	1	FIXED EXP TOTAL	1.88	3
ELEVATOR	.15	2	REAL ESTATE TAX	1.56	3
HVAC	.14	2	BUILDING INS	.21	3
ELECTRICAL	.04	1	PERS PROP TAX		
STRUCT ROOF	.11	2	OTHER TAXES		
PLUMBING	.07	1			
FIRE LIFE SFTY			LEASING EXPENSES	.39	3
OTHER MAINT SUP	.69	2	ADV PROMOTION	.18	1
			COMM FEES	.21	3
UTILITIES TOTAL	2.53	3	TENANT ALTS		
ELECTRIC	2.48	3	BUY OUTS		
GAS					
FUEL OIL			TOTAL PAYROLL	.38	3
PURCH STEAM			CLEANING	.20	1
PURCH CH WTR			REPAIR MAINT	.29	1
COAL			RDS GROUNDS		
WATER SEWER	.05	3	SECURITY		
			ADMINISTRATIVE	.41	2
RDS GNDS SEC TOT	.08	3			
RDS GNDS TOTAL	.08	3	TOTAL CONTRACTS	2.68	3
RDS GNDS PAYRL			CLEANING	.81	3
RDS GNDS CONTR	.08	1	REPAIR MAINT	1.16	1
RDS GNDS OTHER	.03	2	RDS GROUNDS	.08	1
SECURITY TOTAL	.56	1	SECURITY	.56	1
SEC PAYROLL			ADMINISTRATIVE	.67	2
SEC CONTRACTS	.56	1			
SEC OTHER					

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U.S. PRIVATE SECTOR
NEWARK
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	22 BLDS 1,822,504 SQ.FT.					1,609,566 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					13	15.50	15.17	12.53	16.67
RETAIL AREA	7.57	7.29			2				
OTHER AREA									
TOTAL RENT	15.42	15.17	12.21	18.67	13				
MISCELLANEOUS	1.83	.83	.61	1.24	12				
TOTAL INCOME	17.13	16.49	12.93	22.9	13				
EXPENSE									
CLEANING	.87	.93	.72	1.1	22	.88	.93	.72	1.11
REPAIR-MAINT	1.03	.85	.54	1.3	22	1.04	.87	.56	1.51
UTILITIES	2.37	2.07	1.79	2.73	22	2.39	2.07	1.83	2.73
RDS GNDS SEC	.61	.50	.24	.8	22	.61	.50	.24	.81
ADMINISTRATIVE	.74	.71	.56	.83	22	.74	.71	.56	.83
TOTAL OPER EXP	5.62	5.08	4.58	6.90	22	5.66	5.08	4.59	6.90
FIXED EXPENSES	2.18	2.22	1.70	2.57	22	2.18	2.22	1.70	2.57
TOTAL OPER+FIXED	7.80	7.08	6.50	9.02	22	7.84	7.31	6.50	9.02
LEASING EXP	1.16	.98	.49	1.60	12				
TOTAL PAYROLL	1.23	.92	.37	2.31	16				
TOTAL CONTRACT	2.03	2.57	1.82	2.83	22				

AVG SQFT OFC TEN	11892	22	AVG OFFICE OCCUPANCY	87.2	22
AVG SQFT RET TEN	4969	2	AVG RETAIL OCCUPANCY	76.8	2
AVG SQFT OFC WORK	210	20	AVG RATE YR-END RENT	19.02	12
			RENTABLE GROSS SQFT	.87	22

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.93	13	ADMIN TOTAL	.75	13
PAYROLL			PAYROLL	.92	5
CONTRACT	.79	13	MGMT FEES	.66	10
SUP MAT MISC	.07	3	LEGAL FEES	.01	2
TRASH REMOVAL	.08	12	AUDIT FEES	.03	1
			GEN OFC EXP	.05	4
			OTHER ADM EXP	.02	3
REPR MAINT TOTAL	.85	13			
PAYROLL	.41	5	FIXED EXP TOTAL	2.31	13
ELEVATOR	.09	12	REAL ESTATE TAX	2.13	13
HVAC	.20	13	BUILDING INS	.18	11
ELECTRICAL	.08	3	PERS PROP TAX		
STRUCT ROOF	.02	3	OTHER TAXES	.01	3
PLUMBING	.00	3			
FIRE LIFE SFTY	.03	4	LEASING EXPENSES	1.16	11
OTHER MAINT SUP	.53	12	ADV PROMOTION	.03	5
			COMM FEES	.46	11
UTILITIES TOTAL	2.07	13	TENANT ALTS	.90	9
ELECTRIC	2.03	13	BUY OUTS		
GAS	.25	2			
FUEL OIL	.08	1	TOTAL PAYROLL	.92	7
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT	.41	5
COAL			RDS GROUNDS	.66	3
WATER SEWER	.06	12	SECURITY		
			ADMINISTRATIVE	.92	5
RDS GNDS SEC TOT	.45	13			
RDS GNDS TOTAL	.20	13	TOTAL CONTRACTS	2.67	13
RDS GNDS PAYRL	.66	3	CLEANING	.79	13
RDS GNDS CONTR	.13	13	REPAIR MAINT	.81	13
RDS GNDS OTHER	.08	9	RDS GROUNDS	.13	13
SECURITY TOTAL	.10	10	SECURITY	.10	10
SEC PAYROLL			ADMINISTRATIVE	.69	11
SEC CONTRACTS	.10	10			
SEC OTHER	.42	2			

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Newark, NJ

U.S. PRIVATE SECTOR
NEWARK
SUBURBAN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS 702,549 SQ.FT.					696,549 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					9	15.86	13.85	12.53	20.18
RETAIL AREA	3.33	3.33			1				
OTHER AREA									
TOTAL RENT	15.76	13.85	12.21	20.18	9				
MISCELLANEOUS	.86	.83	.64	1.07	8				
TOTAL INCOME	16.52	15.02	12.93	20.94	9				
EXPENSE									
CLEANING	1.00	1.11	.88	1.11	9	1.01	1.11	.88	1.12
REPAIR-MAINT	1.05	.85	.79	1.30	9	1.05	.87	.80	1.30
UTILITIES	2.10	1.97	1.81	2.44	9	2.12	1.97	1.85	2.44
RDS GNDS SEC	.57	.25	.24	.91	9	.57	.25	.24	.91
ADMINISTRATIVE	.71	.71	.58	.82	9	.71	.71	.58	.82
TOTAL OPER EXP	5.43	4.92	4.58	6.06	9	5.48	4.92	4.66	6.06
FIXED EXPENSES	2.61	2.35	1.72	2.87	9	2.61	2.35	1.72	2.87
TOTAL OPER+FIXED	8.04	6.96	6.66	8.45	9	8.09	7.31	6.66	8.45
LEASING EXP	1.10	1.16	.56	1.60	9				
TOTAL PAYROLL	1.24	.92			3				
TOTAL CONTRACT	2.70	2.71	2.55	2.86	9				

AVG SQFT OFC TEN	7208	9	AVG OFFICE OCCUPANCY	82.8	9
AVG SQFT RET TEN	3000	1	AVG RETAIL OCCUPANCY	50.0	1
AVG SQFT OFC WORK	181	8	AVG RATE YR-END RENT	18.94	8
			RENTABLE GROSS SQFT	.80	9

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.11	9	ADMIN TOTAL	.71	9
PAYROLL			PAYROLL	.93	1
CONTRACT	1.05	9	MGMT FEES	.70	8
SUP MAT MISC	.08	2	LEGAL FEES		
TRASH REMOVAL	.06	9	AUDIT FEES	.03	1
			GEN OFC EXP		
REPR MAINT TOTAL	.85	9	OTHER ADM EXP		
PAYROLL	1.19	1			
ELEVATOR	.09	9	FIXED EXP TOTAL	2.35	9
HVAC	.21	9	REAL ESTATE TAX	2.17	9
ELECTRICAL			BUILDING INS	.18	9
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES	.18	2
FIRE LIFE SFTY	.03	1			
OTHER MAINT SUP	.55	9	LEASING EXPENSES	1.16	9
			ADV PROMOTION	.03	4
UTILITIES TOTAL	1.97	9	COMM FEES	.49	9
ELECTRIC	1.94	9	TENANT ALTS	.90	7
GAS	.31	1	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.92	3
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	1.19	1
WATER SEWER	.05	8	RDS GROUNDS	.79	2
			SECURITY		
RDS GNDS SEC TOT	.25	9	ADMINISTRATIVE	.93	1
RDS GNDS TOTAL	.19	9			
RDS GNDS PAYRL	.79	2	TOTAL CONTRACTS	2.71	9
RDS GNDS CONTR	.09	9	CLEANING	1.05	9
RDS GNDS OTHER	.06	7	REPAIR MAINT	.85	9
SECURITY TOTAL	.10	6	RDS GROUNDS	.09	9
SEC PAYROLL			SECURITY	.10	6
SEC CONTRACTS	.10	6	ADMINISTRATIVE	.70	8
SEC OTHER	.82	1			

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U.S. PRIVATE SECTOR
NEWARK
SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 626,999 SQ FT					620,061 SQ FT			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	14.73	17.43		
RETAIL AREA	11.24	11.24			1				
OTHER AREA									
TOTAL RENT	14.68	17.43			3				
MISCELLANEOUS	3.11	3.61			3				
TOTAL INCOME	17.79	22.69			3				
EXPENSE									
CLEANING	.71	.72	.59	.87	4	.71	.72	.60	.87
REPAIR-MAINT	.56	.48	.42	.76	4	.57	.49	.42	.79
UTILITIES	1.83	2.11	.77	3.06	4	1.85	2.14	.80	3.06
RDS GNDS SEC	.55	.66	.38	.79	4	.55	.66	.38	.79
ADMINISTRATIVE	.71	.71	.61	.86	4	.71	.71	.61	.86
TOTAL OPER EXP	4.35	4.33	2.98	6.14	4	4.40	4.39	3.04	6.14
FIXED EXPENSES	2.00	2.08	1.88	2.16	4	2.00	2.08	1.88	2.16
TOTAL OPER+FIXED	6.35	6.21	5.13	8.04	4	6.40	6.27	5.19	8.04
LEASING EXP	1.40	1.22			2				
TOTAL PAYROLL	.52	.37	.31	.87	4				
TOTAL CONTRACT	1.60	1.73	1.37	1.97	4				

AVG SQFT OFC TEN	24814	4	AVG OFFICE OCCUPANCY	88.0	4
AVG SQFT RET TEN	6938	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	228	3	AVG RATE YR-END RENT	19.24	3
			RENTABLE GROSS SQFT	.91	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.72	3	ADMIN TOTAL	.75	3
PAYROLL			PAYROLL	.24	3
CONTRACT	.51	3	MGMT FEES	.35	2
SUP MAT MISC	.08	1	LEGAL FEES	.01	2
TRASH REMOVAL	.12	2	AUDIT FEES		
			GEN OFC EXP	.04	3
REPR MAINT TOTAL	.54	3	OTHER ADM EXP	.02	3
PAYROLL	.15	3			
ELEVATOR	.08	2	FIXED EXP TOTAL	2.06	3
HVAC	.13	3	REAL ESTATE TAX	1.92	3
ELECTRICAL	.05	2	BUILDING INS	.14	1
STRUCT ROOF	.03	2	PERS PROP TAX		
PLUMBING	.00	2	OTHER TAXES	.01	1
FIRE LIFE SFTY	.02	3			
OTHER MAINT SUP	.07	2	LEASING EXPENSES	2.43	1
			ADV PROMOTION	.04	1
UTILITIES TOTAL	2.73	3	COMM FEES	.12	1
ELECTRIC	2.84	3	TENANT ALTS	2.28	1
GAS	.19	1	BUY-OUTS		
FUEL OIL	.08	1			
PURCH STEAM			TOTAL PAYROLL	.41	3
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.15	3
WATER SEWER	.07	3	RDS GROUNDS	.02	1
			SECURITY		
RDS GNDS SEC TOT	.76	3	ADMINISTRATIVE	.24	3
RDS GNDS TOTAL	.20	3			
RDS GNDS PAYRL	.02	1	TOTAL CONTRACTS	1.82	3
RDS GNDS CONTR	.18	3	CLEANING	.51	3
RDS GNDS OTHER	.03	2	REPAIR MAINT	.27	3
SECURITY TOTAL	.28	3	RDS GROUNDS	.18	3
SEC PAYROLL			SECURITY	.28	3
SEC CONTRACTS	.28	3	ADMINISTRATIVE	.35	2
SEC OTHER	.01	1			

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Newport Beach, CA
Norfolk, VA

U.S. PRIVATE SECTOR
NEWPORT BEACH
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA 24 BLDS 429,832 SQ. FT.					TOTAL OFFICE RENTABLE AREA 429,832 SQ. FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					23	15.62	15.62		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	17.53	16.48	15.29	18.66	24				
MISCELLANEOUS	.29	.51			5				
TOTAL INCOME	17.63	16.95	15.35	19.11	24				
EXPENSE									
CLEANING	.68	.68	.65	.79	24	.68	.68	.65	.79
REPAIR-MAINT	.58	.65	.55	.83	24	.58	.65	.55	.83
UTILITIES	1.51	1.44	1.20	1.54	24	1.51	1.44	1.20	1.54
RDS. GNDS. SEC	.35	.36	.20	.61	24	.35	.36	.20	.61
ADMINISTRATIVE	1.43	.87	.63	1.43	24	1.48	.87	.63	1.43
TOTAL OPER EXP	4.60	4.26	3.84	4.59	24	4.60	4.26	3.84	4.59
FIXED EXPENSES	1.09	1.18	.81	2.57	24	1.09	1.18	.81	2.57
TOTAL OPER+FIXED	5.70	5.61	5.39	6.42	24	5.70	5.61	5.39	6.42
LEASING EXP	.93	.24	.04	.87	24				
TOTAL PAYROLL	1.01	.87			19				
TOTAL CONTRACT	1.94	2.11	1.77	2.41	24				

AVG SQFT OFC TEN	2443	20	AVG OFFICE OCCUPANCY	95.4	24
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	110	20	AVG RATE YR END RENT	10.75	24
			RENTABLE GROSS SQFT	99	24

COMPONENT COSTS—TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.68	6	ADMIN TOTAL	.72	6
PAYROLL			PAYROLL		
CONTRACT	.56	6	MGMT FEES	.52	6
SUP MAT MISC	.13	6	LEGAL FEES	.07	2
TRASH REMOVAL	.08	6	AUDIT FEES	.12	1
REPR MAINT TOTAL	.71	6	GEN OFC EXP	.25	2
PAYROLL	.54	1	OTHER ADM EXP	.00	4
ELEVATOR	.08	2	FIXED EXP TOTAL	1.38	6
HVAC	.18	6	REAL ESTATE TAX	.87	6
ELECTRICAL	.05	5	BUILDING INS	.27	6
STRUCT ROOF	.08	5	PERS PROP TAX		
PLUMBING	.02	5	OTHER TAXES	1.85	4
FIRE LIFE SFTY	.06	1	LEASING EXPENSES	.05	6
OTHER MAINT SUP	.26	6	ADV PROMOTION	.04	2
UTILITIES TOTAL	1.34	6	COMM FEES	.09	1
ELECTRIC	1.12	6	TENANT ALTS	.17	5
GAS	.05	6	BUY OUTS		
FUEL OIL			TOTAL PAYROLL	.54	1
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT	.54	1
COAL			RDS GROUNDS		
WATER SEWER	.07	6	SECURITY		
RDS GNDS SEC TOT	.38	6	ADMINISTRATIVE		
RDS GNDS TOTAL	.25	6	TOTAL CONTRACTS	2.41	6
RDS GNDS PAYRL			CLEANING	.56	6
RDS GNDS CONTR	.39	5	REPAIR MAINT	.60	6
RDS GNDS OTHER	.25	1	RDS GROUNDS	.39	5
SECURITY TOTAL	.12	2	SECURITY	.11	2
SEC PAYROLL			ADMINISTRATIVE	.58	6
SEC CONTRACTS	.11	2			
SEC OTHER	.01	1			

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U.S. PRIVATE SECTOR
NORFOLK
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA 9 BLDS 1,102,604 SQ. FT.					TOTAL OFFICE RENTABLE AREA 1,081,591 SQ. FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					9	10.29	8.92	4.26	11.75
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10.11	8.92	4.26	11.47	9				
MISCELLANEOUS	.03	.03			2				
TOTAL INCOME	10.12	8.92	4.26	11.47	9				
EXPENSE									
CLEANING	.90	.70	.32	.86	8	.91	.73	.32	.86
REPAIR-MAINT	.90	.71	.49	1.04	9	.92	.71	.49	1.07
UTILITIES	1.60	1.48	1.12	2.00	9	1.63	1.57	1.13	2.00
RDS. GNDS. SEC	.33	.17	.08	.50	9	.33	.17	.08	.50
ADMINISTRATIVE	.42	.31	.23	.61	9	.42	.31	.23	.51
TOTAL OPER EXP	4.06	3.83	2.57	4.59	9	4.13	3.83	2.59	4.74
FIXED EXPENSES	1.22	.91	.44	1.40	8	1.22	.91	.44	1.40
TOTAL OPER+FIXED	5.22	4.98	3.88	6.27	9	5.46	5.29	3.69	6.30
LEASING EXP	.50	.19	.08	.91	8				
TOTAL PAYROLL	1.17	.76	.25	1.03	7				
TOTAL CONTRACT	.85	.73	.49	1.07	8				

AVG SQFT OFC TEN	9355	7	AVG OFFICE OCCUPANCY	95.2	8
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	93.3	4
AVG SQFT OFC WORK	223	1	AVG RATE YR END RENT	15.06	9
			RENTABLE GROSS SQFT	98	9

COMPONENT COSTS—TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.71	7	ADMIN TOTAL	.33	8
PAYROLL	.17	3	PAYROLL	.20	5
CONTRACT	.54	6	MGMT FEES	.23	8
SUP MAT MISC	.08	4	LEGAL FEES	.00	1
TRASH REMOVAL	.06	2	AUDIT FEES	.02	3
REPR MAINT TOTAL	.79	8	GEN OFC EXP	.00	1
PAYROLL	.25	7	OTHER ADM EXP	.07	1
ELEVATOR	.17	8	FIXED EXP TOTAL	.84	7
HVAC	.14	8	REAL ESTATE TAX	.76	7
ELECTRICAL	.04	8	BUILDING INS	.09	5
STRUCT ROOF	.00	1	PERS PROP TAX		
PLUMBING	.02	8	OTHER TAXES		
FIRE LIFE SFTY	.02	5	LEASING EXPENSES	.11	7
OTHER MAINT SUP	.13	8	ADV PROMOTION	.33	1
UTILITIES TOTAL	1.53	8	COMM FEES	.11	7
ELECTRIC	1.34	8	TENANT ALTS	.31	2
GAS	.19	5	BUY OUTS	.13	1
FUEL OIL	.32	1	TOTAL PAYROLL	.76	7
PURCH STEAM			CLEANING	.17	3
PURCH CH WTR			REPAIR MAINT	.25	7
COAL			RDS GROUNDS		
WATER SEWER	.10	7	SECURITY	.35	4
RDS GNDS SEC TOT	.22	8	ADMINISTRATIVE	.20	5
RDS GNDS TOTAL	.04	4	TOTAL CONTRACTS	.73	8
RDS GNDS PAYRL			CLEANING	.54	6
RDS GNDS CONTR	.04	4	REPAIR MAINT	.08	4
RDS GNDS OTHER			RDS GROUNDS	.04	4
SECURITY TOTAL	.20	8	SECURITY	.15	4
SEC PAYROLL	.35	4	ADMINISTRATIVE	.24	5
SEC CONTRACTS	.15	4			
SEC OTHER					

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Norfolk, VA

U.S. PRIVATE SECTOR
NORFOLK
DOWNTOWN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	196,367 SQ FT				191,426 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	8 52	8 92		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8 31	8 92			3				
MISCELLANEOUS	02	02			1				
TOTAL INCOME	8 31	8 92			3				
EXPENSE									
CLEANING	47	42			3	49	42		
REPAIR-MAINT	92	1 00			3	94	1 07		
UTILITIES	1 51	1 46			3	1 54	1 57		
RDS GNDS SEC	24	17			3	24	17		
ADMINISTRATIVE	33	16			3	33	16		
TOTAL OPER EXP	3 47	3 65			3	3 56	3 65		
FIXED EXPENSES	38	38			2	38	38		
TOTAL OPER+FIXED	3 75	3 75			3	4 50	3 75		
LEASING EXP	06	06			3				
TOTAL PAYROLL	71	63			2				
TOTAL CONTRACT	67	50			3				

AVG SQFT OFC TEN	4783	2	AVG OFFICE OCCUPANCY	79 3	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	75 0	1
AVG SQFT OFC WORK	223	1	AVG RATE YR-END RENT	11 67	3
			RENTABLE GROSS SQFT	98	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	42	3	ADMIN TOTAL	16	3
PAYROLL	14	1	PAYROLL	28	1
CONTRACT	42	3	MGMT FEES	16	3
SUP MAT MISC	06	1	LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
			OTHER ADM EXP		
REPR MAINT TOTAL	1 00	3			
PAYROLL	18	2	FIXED EXP TOTAL	38	2
ELEVATOR	26	3	REAL ESTATE TAX	31	2
HVAC	24	3	BUILDING INS	14	1
ELECTRICAL	02	3	PERS PROP TAX		
STRUCT ROOF			OTHER TAXES		
PLUMBING	03	3			
FIRE LIFE SFTY	00	1	LEASING EXPENSES	06	3
OTHER MAINT SUP	29	3	ADV PROMOTION		
			COMM FEES	06	3
UTILITIES TOTAL	1 46	3	TENANT ALTS		
ELECTRIC	1 20	3	BUY-OUTS		
GAS	08	3			
FUEL OIL	32	1	TOTAL PAYROLL	63	2
PURCH STEAM			CLEANING	14	1
PURCH CH WTR			REPAIR MAINT	18	2
COAL			RDS GROUNDS		
WATER SEWER	07	2	SECURITY	47	1
			ADMINISTRATIVE	28	1
RDS GNDS SEC TOT	17	3			
RDS GNDS TOTAL			TOTAL CONTRACTS	50	3
RDS GNDS PAYRL			CLEANING	42	3
RDS GNDS CONTR			REPAIR MAINT	20	2
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL	17	3	SECURITY	09	2
SEC PAYROLL	47	1	ADMINISTRATIVE	12	2
SEC CONTRACTS	09	2			
SEC OTHER					

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U.S. PRIVATE SECTOR
NORFOLK
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	827,092 SQ FT				811,020 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	11 25	11 76	7 45	15 70
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11 07	11 47	7 24	15 67	4				
MISCELLANEOUS	03	03			1				
TOTAL INCOME	11 07	11 47	7 24	15 69	4				
EXPENSE									
CLEANING	1 06	86			3	1 09	86		
REPAIR-MAINT	95	79	68	1 13	4	97	79	69	1 17
UTILITIES	1 64	1 53	1 36	2 26	4	1 68	1 57	1 41	2 26
RDS GNDS SEC	38	39	21	54	4	38	39	21	54
ADMINISTRATIVE	46	44	33	63	4	46	44	33	63
TOTAL OPER EXP	4 33	4 46	3 61	5 07	4	4 42	4 46	3 63	5 21
FIXED EXPENSES	1 18	1 18	91	1 40	4	1 18	1 18	91	1 40
TOTAL OPER+FIXED	5 52	5 63	4 73	6 27	4	5 60	5 63	4 74	6 40
LEASING EXP	62	86			3				
TOTAL PAYROLL	1 28	78	53	1 63	4				
TOTAL CONTRACT	63	73	35	1 06	4				

AVG SQFT OFC TEN	10866	4	AVG OFFICE OCCUPANCY	99 1	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	100 0	2
AVG SQFT OFC WORK	0	0	AVG RATE YR-END RENT	18 13	4
			RENTABLE GROSS SQFT	98	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	86	3	ADMIN TOTAL	44	4
PAYROLL	77	2	PAYROLL	17	4
CONTRACT	64	2	MGMT FEES	27	4
SUP MAT MISC	07	2	LEGAL FEES	00	1
TRASH REMOVAL	06	2	AUDIT FEES	02	3
			GEN OFC EXP	00	1
			OTHER ADM EXP		
REPR MAINT TOTAL	79	4			
PAYROLL	33	4	FIXED EXP TOTAL	1 18	4
ELEVATOR	17	4	REAL ESTATE TAX	1 09	4
HVAC	14	4	BUILDING INS	08	4
ELECTRICAL	05	4	PERS PROP TAX		
STRUCT ROOF	00	1	OTHER TAXES		
PLUMBING	02	4			
FIRE LIFE SFTY	02	4	LEASING EXPENSES	86	3
OTHER MAINT SUP	13	4	ADV PROMOTION	33	1
			COMM FEES	33	3
UTILITIES TOTAL	1 53	4	TENANT ALTS	31	2
ELECTRIC	1 34	4	BUY-OUTS	13	1
GAS	19	1			
FUEL OIL			TOTAL PAYROLL	78	4
PURCH STEAM			CLEANING	77	2
PURCH CH WTR			REPAIR MAINT	33	4
COAL			RDS GROUNDS		
WATER SEWER	10	4	SECURITY	24	3
			ADMINISTRATIVE	17	4
RDS GNDS SEC TOT	39	4			
RDS GNDS TOTAL	04	4	TOTAL CONTRACTS	73	4
RDS GNDS PAYRL			CLEANING	64	2
RDS GNDS CONTR	04	4	REPAIR MAINT	03	1
RDS GNDS OTHER			RDS GROUNDS	04	4
SECURITY TOTAL	35	4	SECURITY	49	1
SEC PAYROLL	24	3	ADMINISTRATIVE	42	2
SEC CONTRACTS	49	1			
SEC OTHER					

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Norwalk, CT

U.S. PRIVATE SECTOR
NORWALK
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 1,052,917 SQ FT					1,050,917 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	17.89	18.30	16.34	20.71
RETAIL AREA									
OTHER AREA									
TOTAL RENT	19.11	20.65	16.46	23.73	4				
MISCELLANEOUS	.77	1.03			3				
TOTAL INCOME	19.73	21.83	17.10	24.46	4				
EXPENSE									
CLEANING	1.03	.95	.85	1.12	4	1.03	.96	.85	1.12
REPAIR MAINT	.62	.52	.38	.73	4	.62	.52	.38	.73
UTILITIES	1.84	1.69	1.57	2.28	4	1.84	1.69	1.57	2.28
RDS GNDS SEC	.62	.70	.43	.79	4	.62	.70	.43	.79
ADMINISTRATIVE	.34	.24	.15	.56	4	.34	.24	.15	.56
TOTAL OPER EXP	4.45	4.38	4.10	4.75	4	4.46	4.38	4.12	4.75
FIXED EXPENSES	2.13	2.19	2.07	2.25	4	2.13	2.19	2.07	2.25
TOTAL OPER+FIXED	6.57	6.51	6.32	6.84	4	6.58	6.51	6.34	6.84
LEASING EXP	.04	.04			1				
TOTAL PAYROLL	.58	.61	.46	.71	4				
TOTAL CONTRACT	1.49	1.44	1.15	1.66	4				

AVG SQFT OFC TEN	24440	4	AVG OFFICE OCCUPANCY	100.0	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	1
AVG SQFT OFC WORK	247	3	AVG RATE YR END RENT	22.89	4
			RENTABLE GROSS SQFT	96	4

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA - MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.90	3	ADMIN TOTAL	.17	3
PAYROLL	.11	3	PAYROLL	.13	3
CONTRACT	.74	3	MGMT FEES	.68	1
SUP MAT MISC	.02	3	LEGAL FEES		
TRASH REMOVAL	.03	3	AUDIT FEES		
			GEN OFC EXP	.02	1
REPR MAINT TOTAL	.50	3	OTHER ADM EXP	.02	1
PAYROLL	.25	3			
ELEVATOR	.11	3	FIXED EXP TOTAL	2.22	3
HVAC	.01	3	REAL ESTATE TAX	2.00	3
ELECTRICAL	.02	3	BUILDING INS	.25	3
STRUCT ROOF			PERS PROP TAX	.01	2
PLUMBING	.02	2	OTHER TAXES	.00	3
FIRE LIFE SFTY	.01	3			
OTHER MAINT SUP	.07	3	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.74	3	COMM FEES		
ELECTRIC	1.57	3	TENANT ALTS		
GAS	.16	3	BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.69	3
PURCH CH WTR			CLEANING	.11	3
COAL			REPAIR MAINT	.25	3
WATER SEWER	.02	3	RDS GROUNDS	.19	3
			SECURITY		
RDS GNDS SEC TOT	.76	3	ADMINISTRATIVE	.13	3
RDS GNDS TOTAL	.36	3			
RDS GNDS PAYRL	.19	3	TOTAL CONTRACTS	1.41	3
RDS GNDS CONTR	.13	3	CLEANING	.74	3
RDS GNDS OTHER	.03	3	REPAIR MAINT	.12	3
SECURITY TOTAL	.39	3	RDS GROUNDS	.13	3
SEC PAYROLL			SECURITY	.36	3
SEC CONTRACTS	.36	3	ADMINISTRATIVE		
SEC OTHER	.02	3			

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U.S. PRIVATE SECTOR
NORWALK
SUBURBAN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 649,799 SQ FT					647,799 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	19.89	18.40		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	21.86	23.08			3				
MISCELLANEOUS	1.25	1.24			2				
TOTAL INCOME	22.72	24.30			3				
EXPENSE									
CLEANING	.90	.90			3	.91	.91		
REPAIR MAINT	.44	.50			3	.44	.50		
UTILITIES	2.04	1.74			3	2.05	1.74		
RDS GNDS SEC	.61	.76			3	.61	.76		
ADMINISTRATIVE	.36	.17			3	.36	.17		
TOTAL OPER EXP	4.35	4.16			3	4.36	4.16		
FIXED EXPENSES	2.22	2.22			3	2.22	2.22		
TOTAL OPER+FIXED	6.57	6.44			3	6.58	6.44		
LEASING EXP									
TOTAL PAYROLL	.60	.69			3				
TOTAL CONTRACT	1.27	1.41			3				

AVG SQFT OFC TEN	20244	3	AVG OFFICE OCCUPANCY	100.0	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	1
AVG SQFT OFC WORK	247	3	AVG RATE YR END RENT	27.17	3
			RENTABLE GROSS SQFT	93	3

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA - MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.90	3	ADMIN TOTAL	.17	3
PAYROLL	.11	3	PAYROLL	.13	3
CONTRACT	.74	3	MGMT FEES	.68	1
SUP MAT MISC	.02	3	LEGAL FEES		
TRASH REMOVAL	.03	3	AUDIT FEES		
			GEN OFC EXP	.02	1
REPR MAINT TOTAL	.50	3	OTHER ADM EXP	.02	1
PAYROLL	.25	3			
ELEVATOR	.11	3	FIXED EXP TOTAL	2.22	3
HVAC	.01	3	REAL ESTATE TAX	2.00	3
ELECTRICAL	.02	3	BUILDING INS	.25	3
STRUCT ROOF			PERS PROP TAX	.01	2
PLUMBING	.02	2	OTHER TAXES	.00	3
FIRE LIFE SFTY	.01	3			
OTHER MAINT SUP	.07	3	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.74	3	COMM FEES		
ELECTRIC	1.57	3	TENANT ALTS		
GAS	.16	3	BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.69	3
PURCH CH WTR			CLEANING	.11	3
COAL			REPAIR MAINT	.25	3
WATER SEWER	.02	3	RDS GROUNDS	.19	3
			SECURITY		
RDS GNDS SEC TOT	.76	3	ADMINISTRATIVE	.13	3
RDS GNDS TOTAL	.36	3			
RDS GNDS PAYRL	.19	3	TOTAL CONTRACTS	1.41	3
RDS GNDS CONTR	.13	3	CLEANING	.74	3
RDS GNDS OTHER	.03	3	REPAIR MAINT	.12	3
SECURITY TOTAL	.39	3	RDS GROUNDS	.13	3
SEC PAYROLL			SECURITY	.36	3
SEC CONTRACTS	.36	3	ADMINISTRATIVE		
SEC OTHER	.02	3			

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Oakland, CA

U.S. PRIVATE SECTOR
OAKLAND
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 1,310,083 SQ FT					1,265,194 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	22.42	17.44	14.85	23.20
RETAIL AREA	24.38	26.15			2				
OTHER AREA									
TOTAL RENT	22.42	17.98	14.80	23.72	4				
MISCELLANEOUS	35	31	23	36	4				
TOTAL INCOME	22.76	18.24	15.03	24.09	4				
EXPENSE									
CLEANING	91	90	70	1.02	5	94	98	78	1.02
REPAIR-MAINT	89	83	66	1.01	5	92	89	69	1.08
UTILITIES	1.56	1.45	1.32	2.03	5	1.62	1.72	1.32	2.13
RDS GNDS SEC	46	35	14	79	5	46	35	14	79
ADMINISTRATIVE	89	1.08	69	1.37	5	89	1.08	69	1.37
TOTAL OPER EXP	4.71	4.64	4.45	5.25	5	4.88	4.64	4.48	5.98
FIXED EXPENSES	2.24	1.54	1.18	2.85	5	2.24	1.54	1.18	2.85
TOTAL OPER+FIXED	6.95	6.52	5.79	7.78	5	7.12	6.81	5.81	8.37
LEASING EXP	36	13	01	41	4				
TOTAL PAYROLL	57	48	16	1.03	5				
TOTAL CONTRACT	2.08	2.05	1.87	2.33	5				

AVG SQFT OFC TEN	22197	4	AVG OFFICE OCCUPANCY	84.8	5
AVG SQFT RET TEN	1506	4	AVG RETAIL OCCUPANCY	94.2	4
AVG SQFT OFC WORK	227	4	AVG RATE YR-END RENT	17.44	5
			RENTABLE GROSS SQFT	91	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	90	5
PAYROLL		
CONTRACT	78	5
SUP MAT MISC	07	4
TRASH REMOVAL	07	5
REPR MAINT TOTAL	83	5
PAYROLL	54	4
ELEVATOR	13	4
HVAC	05	5
ELECTRICAL	03	5
STRUCT ROOF	01	2
PLUMBING	01	4
FIRE LIFE SFTY	01	4
OTHER MAINT SUP	16	5
UTILITIES TOTAL	1.45	5
ELECTRIC	1.38	5
GAS	11	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	04	5
RDS GNDS SEC TOT	35	5
RDS GNDS TOTAL	06	4
RDS GNDS PAYRL		
RDS GNDS CONTR	06	4
RDS GNDS OTHER	00	1
SECURITY TOTAL	35	5
SEC PAYROLL		
SEC CONTRACTS	35	5
SEC OTHER	01	2

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	1.09	5
PAYROLL	16	5
MGMT FEES	59	4
LEGAL FEES	02	4
AUDIT FEES	13	4
GEN OFC EXP	04	4
OTHER ADM EXP	05	5
FIXED EXP TOTAL	1.54	5
REAL ESTATE TAX	89	5
BUILDING INS	42	5
PERS PROP TAX	02	2
OTHER TAXES	03	3
LEASING EXPENSES	13	4
ADV PROMOTION	02	3
COMM FEES	17	3
TENANT ALTS	41	1
BUY-OUTS		
TOTAL PAYROLL	48	5
CLEANING		
REPAIR MAINT	54	4
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE	16	5
TOTAL CONTRACTS	2.05	5
CLEANING	78	5
REPAIR MAINT	36	3
RDS GROUNDS	06	4
SECURITY	35	5
ADMINISTRATIVE	73	4

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U.S. PRIVATE SECTOR
OAKLAND
DOWNTOWN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 666,627 SQ FT					622,438 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	15.04	16.33		
RETAIL AREA	24.23	24.23			1				
OTHER AREA									
TOTAL RENT	15.41	16.79			2				
MISCELLANEOUS	30	31			2				
TOTAL INCOME	15.71	17.[illegible]			2				
EXPENSE									
CLEANING	75	82			3	81	98		
REPAIR-MAINT	57	88			3	1.04	92		
UTILITIES	1.66	1.45			3	1.78	1.72		
RDS GNDS SEC	72	76			3	72	76		
ADMINISTRATIVE	94	1.08			3	94	1.08		
TOTAL OPER EXP	5.04	4.99			3	5.40	5.94		
FIXED EXPENSES	2.12	1.54			3	2.12	1.54		
TOTAL OPER+FIXED	7.16	6.52			3	7.52	7.48		
LEASING EXP	08	13			2				
TOTAL PAYROLL	94	92			3				
TOTAL CONTRACT	2.12	2.15			3				

AVG SQFT OFC TEN	16430	3	AVG OFFICE OCCUPANCY	73.9	3
AVG SQFT RET TEN	1536	3	AVG RETAIL OCCUPANCY	94.1	3
AVG SQFT OFC WORK	308	3	AVG RATE YR-END RENT	15.23	3
			RENTABLE GROSS SQFT	84	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	82	3
PAYROLL		
CONTRACT	75	3
SUP MAT MISC	06	2
TRASH REMOVAL	03	3
REPR MAINT TOTAL	88	3
PAYROLL	61	3
ELEVATOR	10	3
HVAC	02	3
ELECTRICAL	02	3
STRUCT ROOF	01	2
PLUMBING	00	2
FIRE LIFE SFTY	01	3
OTHER MAINT SUP	16	3
UTILITIES TOTAL	1.45	3
ELECTRIC	1.38	3
GAS	10	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	04	3
RDS GNDS SEC TOT	76	3
RDS GNDS TOTAL	06	2
RDS GNDS PAYRL		
RDS GNDS CONTR	06	2
RDS GNDS OTHER	00	1
SECURITY TOTAL	71	2
SEC PAYROLL		
SEC CONTRACTS	69	3
SEC OTHER	02	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	1.08	3
PAYROLL	31	3
MGMT FEES	94	2
LEGAL FEES	01	2
AUDIT FEES	08	2
GEN OFC EXP	04	2
OTHER ADM EXP	05	3
FIXED EXP TOTAL	1.54	3
REAL ESTATE TAX	89	3
BUILDING INS	42	3
PERS PROP TAX	00	1
OTHER TAXES	03	3
LEASING EXPENSES	13	2
ADV PROMOTION	02	2
COMM FEES	23	1
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL	92	3
CLEANING		
REPAIR MAINT	61	3
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE	31	3
TOTAL CONTRACTS	2.15	3
CLEANING	75	3
REPAIR MAINT	37	2
RDS GROUNDS	06	2
SECURITY	69	3
ADMINISTRATIVE	95	2

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Oakland, CA
Ogden, UT

U.S. PRIVATE SECTOR
OAKLAND
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 286,676 SQ. FT.					286,676 SQ. FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	24.44	25.69		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	24.55	25.88			4				
MISCELLANEOUS	2.12	1.61			2				
TOTAL INCOME	26.04	27.15			4				
EXPENSE									
CLEANING	.89	.89			4	.89	.89		
REPAIR-MAINT	.59	.60			[illegible]	.59	.60		
UTILITIES	1.62	1.63			4	1.62	1.63		
RDS. GNDS. SEC	.25	.34			2	.25	.34		
ADMINISTRATIVE	1.01	1.00			4	1.01	1.00		
TOTAL OPER EXP	4.28	4.37			4	4.28	4.37		
FIXED EXPENSES	2.00	1.98			4	2.00	1.98		
TOTAL OPER+FIXED	6.28	6.43			4	6.28	6.43		
LEASING EXP									
TOTAL PAYROLL	.55	.55			1				
TOTAL CONTRACT	1.89	2.24			2				

AVG SQFT OFC TEN	14135	2	AVG OFFICE OCCUPANCY	98.4	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	1
AVG SQFT OFC WORK	295	2	AVG RATE YR-END RENT	2.18	2
			RENTABLE GROSS SQFT	98	4

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.92	1	ADMIN TOTAL	1.31	1
PAYROLL			PAYROLL	.38	1
CONTRACT	.72	1	MGMT FEES	.70	1
SUP MAT MISC	.10	1	LEGAL FEES	.01	1
TRASH REMOVAL	.10	1	AUDIT FEES	.08	1
REPR MAINT TOTAL	.44	1	GEN OFC EXP	.15	1
PAYROLL	.17	1	OTHER ADM EXP	.01	1
ELEVATOR	.03	1	FIXED EXP TOTAL	1.67	1
HVAC	.08	1	REAL ESTATE TAX	1.40	1
ELECTRICAL	.02	1	BUILDING INS	.25	1
STRUCT ROOF	.08	1	PERS PROP TAX	.03	1
PLUMBING	.01	1	OTHER TAXES		
FIRE LIFE SFTY	.01	1	LEASING EXPENSES		
OTHER MAINT SUP	.04	1	ADV PROMOTION		
UTILITIES TOTAL	1.50	1	COMM FEES		
ELECTRIC	1.35	1	TENANT ALTS		
GAS	.13	1	BUY OUTS		
FUEL OIL			TOTAL PAYROLL	.55	1
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT	.17	1
COAL			RDS GROUNDS		
WATER SEWER	.02	1	SECURITY		
RDS GNDS SEC TOT	.19	1	ADMINISTRATIVE	.38	1
RDS GNDS TOTAL	.11	1	TOTAL CONTRACTS	1.88	1
RDS GNDS PAYRL			CLEANING	.72	1
RDS GNDS CONTR	.09	1	REPAIR MAINT		
RDS GNDS OTHER	.02	1	RDS GROUNDS	.09	1
SECURITY TOTAL	.08	1	SECURITY	.08	1
SEC PAYROLL			ADMINISTRATIVE	.77	1
SEC CONTRACTS	.08	1			
SEC OTHER					

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U.S. PRIVATE SECTOR
OGDEN
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 89,088 SQ. FT.					89,088 SQ. FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	4.60	4.60		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4.60	4.60			3				
MISCELLANEOUS	.12	.12			3				
TOTAL INCOME	4.72	4.72			3				
EXPENSE									
CLEANING	.93	.93			3	.93	.93		
REPAIR-MAINT	.78	.78			3	.78	.78		
UTILITIES	1.45	1.45			3	1.45	1.45		
RDS. GNDS. SEC	.56	.56			3	.56	.56		
ADMINISTRATIVE	.01	.01			3	.01	.01		
TOTAL OPER EXP	3.74	3.74			3	3.74	3.74		
FIXED EXPENSES	.39	.39			3	.39	.39		
TOTAL OPER+FIXED	4.13	4.13			3	4.13	4.13		
LEASING EXP	.17	.17			3				
TOTAL PAYROLL	.97	.97			3				
TOTAL CONTRACT	.97	.97			3				

AVG SQFT OFC TEN	4004	3	AVG OFFICE OCCUPANCY	85.4	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	287	3	AVG RATE YR-END RENT	9.00	3
			RENTABLE GROSS SQFT	87	3

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.93	3	ADMIN TOTAL	.01	3
PAYROLL			PAYROLL	.00	3
CONTRACT	.75	3	MGMT FEES		
SUP MAT MISC	.16	3	LEGAL FEES		
TRASH REMOVAL	.02	3	AUDIT FEES		
REPR MAINT TOTAL	.78	3	GEN OFC EXP	.01	3
PAYROLL	.41	3	OTHER ADM EXP	.01	3
ELEVATOR	.15	3	FIXED EXP TOTAL	.39	3
HVAC	.08	3	REAL ESTATE TAX	.25	3
ELECTRICAL	.02	3	BUILDING INS	.14	3
STRUCT ROOF			PERS PROP TAX		
PLUMBING	.03	3	OTHER TAXES		
FIRE LIFE SFTY	.01	3	LEASING EXPENSES	.17	3
OTHER MAINT SUP	.10	3	ADV PROMOTION	.01	3
UTILITIES TOTAL	1.45	3	COMM FEES	.02	3
ELECTRIC	1.12	3	TENANT ALTS	.14	3
GAS	.26	3	BUY OUTS		
FUEL OIL			TOTAL PAYROLL	.97	3
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT	.41	3
COAL			RDS GROUNDS		
WATER SEWER	.08	3	SECURITY	.56	3
RDS GNDS SEC TOT	.56	3	ADMINISTRATIVE	.00	3
RDS GNDS TOTAL	.00	3	TOTAL CONTRACTS	.97	3
RDS GNDS PAYRL			CLEANING	.75	3
RDS GNDS CONTR	.00	3	REPAIR MAINT	.22	3
RDS GNDS OTHER			RDS GROUNDS	.00	3
SECURITY TOTAL	.56	3	SECURITY		
SEC PAYROLL	.56	3	ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER	.00	3			

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Oklahoma City, OK

U.S. PRIVATE SECTOR
OKLAHOMA CITY
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS 1,558,665 SQ.FT.					1,478,995 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					11	8.72	8.20	5.86	11.88
RETAIL AREA	6.79	7.03			3				
OTHER AREA	5.90	5.87			2				
TOTAL RENT	8.60	8.08	5.86	11.81	11				
MISCELLANEOUS	.69	.32	.14	.47	10				
TOTAL INCOME	9.24	8.99	5.93	11.92	11				
EXPENSE									
CLEANING	.56	.53	.47	.64	11	.59	.55	.47	.67
REPAIR-MAINT	1.09	.97	.70	1.26	11	1.15	.97	.73	1.32
UTILITIES	4.76	1.74	1.40	2.19	11	4.96	1.74	1.40	2.39
RDS GNDS SEC	.19	.21	.12	.25	11	.19	.21	.12	.25
ADMINISTRATIVE	.51	.65	.47	.81	11	.51	.65	.47	.81
TOTAL OPER EXP	7.12	4.17	3.42	4.67	11	7.45	4.38	3.42	5.00
FIXED EXPENSES	.70	.58	.48	.81	11	.70	.58	.48	.81
TOTAL OPER+FIXED	7.81	4.78	3.97	5.40	11	8.14	4.88	3.97	5.84
LEASING EXP	.26	.18	.14	.48	11				
TOTAL PAYROLL	.90	.77	.55	.97	11				
TOTAL CONTRACT	1.12	1.06	.55	1.33	10				

AVG SQFT OFC TEN	5907	10	AVG OFFICE OCCUPANCY	78.1	11
AVG SQFT RET TEN	2636	3	AVG RETAIL OCCUPANCY	100.0	3
AVG SQFT OFC WORK	327	6	AVG RATE YR-END RENT	9.29	7
			RENTABLE GROSS SQFT	.90	11

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.53	11	ADMIN TOTAL	.65	11
PAYROLL	.28	2	PAYROLL	.39	9
CONTRACT	.48	6	MGMT FEES	.29	8
SUP MAT MISC	.03	4	LEGAL FEES	.04	7
TRASH REMOVAL	.04	10	AUDIT FEES	.02	2
REPR MAINT TOTAL	.97	11	GEN OFC EXP	.09	10
PAYROLL	.29	11	OTHER ADM EXP	.02	4
ELEVATOR	.13	10	FIXED EXP TOTAL	.58	11
HVAC	.09	10	REAL ESTATE TAX	.31	11
ELECTRICAL	.05	9	BUILDING INS	.12	11
STRUCT ROOF	.04	9	PERS PROP TAX	.18	1
PLUMBING	.01	10	OTHER TAXES	.04	1
FIRE LIFE SFTY	.04	3	LEASING EXPENSES	.18	11
OTHER MAINT SUP	.16	10	ADV PROMOTION	.06	11
UTILITIES TOTAL	1.74	11	COMM FEES	.13	10
ELECTRIC	1.24	11	TENANT ALTS	.07	8
GAS	.18	4	BUY-OUTS		
FUEL OIL			TOTAL PAYROLL	.77	11
PURCH STEAM	.21	2	CLEANING	.28	2
PURCH CH WTR	.63	2	REPAIR MAINT	.29	11
COAL			RDS GROUNDS	.12	2
WATER SEWER	.07	11	SECURITY	.10	1
RDS GNDS SEC TOT	.21	11	ADMINISTRATIVE	.39	9
RDS GNDS TOTAL	.08	11	TOTAL CONTRACTS	1.06	10
RDS GNDS PAYRL	.12	2	CLEANING	.48	6
RDS GNDS CONTR	.05	9	REPAIR MAINT	.30	7
RDS GNDS OTHER	.01	8	RDS GROUNDS	.05	9
SECURITY TOTAL	.09	10	SECURITY	.09	10
SEC PAYROLL	.10	1	ADMINISTRATIVE	.27	9
SEC CONTRACTS	.09	10			
SEC OTHER	.01	1			

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U.S. PRIVATE SECTOR
OKLAHOMA CITY
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 818,217 SQ.FT.					785,054 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	9.04	9.75	5.88	12.98
RETAIL AREA	6.70	6.60			2				
OTHER AREA	5.80	5.80			1				
TOTAL RENT	8.93	9.47	5.86	12.42	4				
MISCELLANEOUS	.25	.22			3				
TOTAL INCOME	9.14	9.58	5.93	12.76	4				
EXPENSE									
CLEANING	.55	.56	.49	.64	4	.58	.58	.51	.67
REPAIR-MAINT	.99	.97	.80	1.16	4	1.03	.97	.84	1.23
UTILITIES	7.35	1.96	1.72	9.64	4	7.51	2.05	1.72	9.72
RDS GNDS SEC	.23	.23	.16	.30	4	.23	.23	.16	.30
ADMINISTRATIVE	.55	.64	.47	.72	4	.55	.64	.47	.72
TOTAL OPER EXP	9.68	4.49	4.17	11.94	4	9.94	4.80	4.38	12.04
FIXED EXPENSES	.66	.58	.48	.77	4	.66	.58	.48	.77
TOTAL OPER+FIXED	10.33	5.17	4.78	12.58	4	10.60	5.47	4.88	12.78
LEASING EXP	.15	.16	.10	.26	4				
TOTAL PAYROLL	1.24	.97	.83	1.46	4				
TOTAL CONTRACT	.91	.94			3				

AVG SQFT OFC TEN	5669	4	AVG OFFICE OCCUPANCY	75.8	4
AVG SQFT RET TEN	3054	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	406	4	AVG RATE YR-END RENT	9.75	4
			RENTABLE GROSS SQFT	.93	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.56	4	ADMIN TOTAL	.64	4
PAYROLL	.28	2	PAYROLL	.39	4
CONTRACT	.46	3	MGMT FEES	.24	1
SUP MAT MISC	.05	2	LEGAL FEES	.01	1
TRASH REMOVAL	.04	3	AUDIT FEES		
REPR MAINT TOTAL	.97	4	GEN OFC EXP	.10	4
PAYROLL	.38	4	OTHER ADM EXP	.04	2
ELEVATOR	.13	3	FIXED EXP TOTAL	.58	4
HVAC	.11	3	REAL ESTATE TAX	.24	4
ELECTRICAL	.04	2	BUILDING INS	.22	4
STRUCT ROOF	.07	2	PERS PROP TAX	.18	1
PLUMBING	.02	3	OTHER TAXES		
FIRE LIFE SFTY	.00	1	LEASING EXPENSES	.16	4
OTHER MAINT SUP	.29	3	ADV PROMOTION	.06	4
UTILITIES TOTAL	1.96	4	COMM FEES	.13	3
ELECTRIC	1.30	4	TENANT ALTS	.07	1
GAS	.22	3	BUY-OUTS		
FUEL OIL			TOTAL PAYROLL	.97	4
PURCH STEAM	.26	1	CLEANING	.28	2
PURCH CH WTR	.59	1	REPAIR MAINT	.38	4
COAL			RDS GROUNDS	.12	2
WATER SEWER	.08	4	SECURITY	.10	1
RDS GNDS SEC TOT	.23	4	ADMINISTRATIVE	.39	4
RDS GNDS TOTAL	.08	4	TOTAL CONTRACTS	.94	3
RDS GNDS PAYRL	.12	2	CLEANING	.48	3
RDS GNDS CONTR	.01	3	REPAIR MAINT	.29	1
RDS GNDS OTHER	.01	2	RDS GROUNDS	.01	3
SECURITY TOTAL	.16	3	SECURITY	.16	3
SEC PAYROLL	.10	1	ADMINISTRATIVE	.12	2
SEC CONTRACTS	.16	3			
SEC OTHER					

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U.S. PRIVATE SECTOR
OKLAHOMA CITY
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS 1,714,151 SQ.FT.					1,575,608 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					18	8.49	8.53	6.92	11.17
RETAIL AREA	5.17	5.17			1				
OTHER AREA					1				
TOTAL RENT	8.79	9.59	7.78	11.23	18				
MISCELLANEOUS	.14	.06	.01	.11	16				
TOTAL INCOME	8.92	9.59	8.27	11.66	18				
EXPENSE									
CLEANING	.51	.54	.48	.67	18	.55	.58	.48	.73
REPAIR-MAINT	.58	.53	.43	.71	18	.63	.53	.43	.71
UTILITIES	1.47	1.41	1.15	1.68	18	1.51	1.41	1.15	1.68
RDS GNDS SEC	.23	.20	.13	.31	18	.23	.20	.13	.31
ADMINISTRATIVE	.61	.63	.46	.73	18	.61	.63	.46	.73
TOTAL OPER EXP	3.40	3.36	2.96	3.76	18	3.61	3.36	2.96	3.76
FIXED EXPENSES	.73	.72	.64	.82	18	.73	.72	.64	.82
TOTAL OPER+FIXED	4.13	3.93	3.72	4.77	18	4.34	3.93	3.72	4.77
LEASING EXP	.34	.15	.02	.40	17				
TOTAL PAYROLL	.32	.34	.21	.60	18				
TOTAL CONTRACT	1.21	1.30	.94	1.54	18				

AVG SQFT OFC TEN	5855	17	AVG OFFICE OCCUPANCY	76.0	18
AVG SQFT RET TEN	4205	1	AVG RETAIL OCCUPANCY	70.0	1
AVG SQFT OFC WORK	337	13	AVG RATE YR-END RENT	9.59	17
			RENTABLE GROSS SQFT	.98	18

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.56	17	ADMIN TOTAL	.63	17
PAYROLL	.03	1	PAYROLL	.18	8
CONTRACT	.47	17	MGMT FEES	.46	17
SUP MAT MISC	.03	17	LEGAL FEES	.04	7
TRASH REMOVAL	.03	15	AUDIT FEES	.06	5
			GEN OFC EXP	.02	16
REPR MAINT TOTAL	.52	17	OTHER ADM EXP	.00	10
PAYROLL	.23	17			
ELEVATOR	.08	14	FIXED EXP TOTAL	.75	17
HVAC	.05	17	REAL ESTATE TAX	.61	16
ELECTRICAL	.03	17	BUILDING INS	.14	17
STRUCT ROOF	.03	14	PERS PROP TAX	.25	1
PLUMBING	.00	14	OTHER TAXES	.00	3
FIRE LIFE SFTY	.01	9			
OTHER MAINT SUP	.08	16	LEASING EXPENSES	.16	16
			ADV PROMOTION	.02	16
UTILITIES TOTAL	1.42	17	COMM FEES	.10	11
ELECTRIC	1.38	17	TENANT ALTS	.29	8
GAS			BUY OUTS	.26	1
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.29	17
PURCH CH WTR			CLEANING	.03	1
COAL			REPAIR MAINT	.23	17
WATER SEWER	.05	17	RDS GROUNDS	.01	4
			SECURITY	.11	1
RDS GNDS SEC TOT	.22	17	ADMINISTRATIVE	.18	8
RDS GNDS TOTAL	.12	17			
RDS GNDS PAYRL	.01	4	TOTAL CONTRACTS	1.34	17
RDS GNDS CONTR	.12	17	CLEANING	.47	17
RDS GNDS OTHER	.01	9	REPAIR MAINT	.23	11
SECURITY TOTAL	.09	14	RDS GROUNDS	.12	17
SEC PAYROLL	.11	1	SECURITY	.06	13
SEC CONTRACTS	.08	13	ADMINISTRATIVE	.50	15
SEC OTHER	.00	9			

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U.S. PRIVATE SECTOR
OKLAHOMA CITY
SUBURBAN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS 425,779 SQ.FT.					425,779 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	10.73	10.65	8.46	12.53
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11.22	10.65	9.52	12.96	6				
MISCELLANEOUS	.14	.07	.01	.32	5				
TOTAL INCOME	11.34	10.91	9.56	13.06	6				
EXPENSE									
CLEANING	.63	.65	.54	.74	6	.63	.65	.54	.74
REPAIR MAINT	.55	.53	.43	.69	6	.55	.53	.43	.69
UTILITIES	1.41	1.42	1.19	1.62	6	1.41	1.42	1.19	1.62
RDS GNDS SEC	.24	.22	.11	.38	6	.24	.22	.11	.38
ADMINISTRATIVE	.63	.61	.45	.82	6	.63	.61	.45	.82
TOTAL OPER EXP	3.46	3.40	3.28	3.72	6	3.46	3.40	3.28	3.72
FIXED EXPENSES	.74	.71	.37	1.07	6	.74	.71	.37	1.07
TOTAL OPER+FIXED	4.20	4.06	3.90	4.60	6	4.20	4.06	3.90	4.60
LEASING EXP	.48	.14	.01	.86	5				
TOTAL PAYROLL	.40	.39	.21	.6	6				
TOTAL CONTRACT	1.35	1.37	.82	1.76	6				

AVG SQFT OFC TEN	5470	5	AVG OFFICE OCCUPANCY	86.7	6
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	305	3	AVG RATE YR-END RENT	10.60	5
			RENTABLE GROSS SQFT	.98	6

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.67	5	ADMIN TOTAL	.58	5
PAYROLL			PAYROLL	.20	1
CONTRACT	.58	5	MGMT FEES	.46	5
SUP MAT MISC	.08	5	LEGAL FEES	.02	3
TRASH REMOVAL	.03	5	AUDIT FEES	.06	1
			GEN OFC EXP	.01	5
REPR MAINT TOTAL	.53	5	OTHER ADM EXP	.00	2
PAYROLL	.23	5			
ELEVATOR	.08	3	FIXED EXP TOTAL	.72	5
HVAC	.05	5	REAL ESTATE TAX	.58	5
ELECTRICAL	.07	5	BUILDING INS	.14	5
STRUCT ROOF	.02	4	PERS PROP TAX		
PLUMBING	.00	3	OTHER TAXES		
FIRE LIFE SFTY	.01	3			
OTHER MAINT SUP	.03	4	LEASING EXPENSES	.14	4
			ADV PROMOTION	.02	4
UTILITIES TOTAL	1.43	5	COMM FEES	.19	2
ELECTRIC	1.40	5	TENANT ALTS	1.30	1
GAS			BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.34	5
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.23	5
WATER SEWER	.05	5	RDS GROUNDS		
			SECURITY	.11	1
RDS GNDS SEC TOT	.24	5	ADMINISTRATIVE	.20	1
RDS GNDS TOTAL	.19	5			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.44	5
RDS GNDS CONTR	.19	5	CLEANING	.58	5
RDS GNDS OTHER	.01	3	REPAIR MAINT	.19	3
SECURITY TOTAL	.10	4	RDS GROUNDS	.19	5
SEC PAYROLL	.11	1	SECURITY	.07	3
SEC CONTRACTS	.07	3	ADMINISTRATIVE	.60	4
SEC OTHER	.02	2			

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Oklahoma City, OK
Omaha, NE

U.S. PRIVATE SECTOR
OKLAHOMA CITY
SUBURBAN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 629,766 SQ FT					629,766 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	7.24	6.38	4.16	10.06
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7.37	6.38	4.33	10.23	4				
MISCELLANEOUS	26	07	06	28	4				
TOTAL INCOME	7.62	6.66	4.40	10.51	4				
EXPENSE									
CLEANING	42	41	31	48	4	42	41	31	48
REPAIR-MAINT	43	40	37	48	4	43	40	37	48
UTILITIES	1.20	1.15	1.12	1.32	4	1.20	1.15	1.12	1.32
RDS GNDS SEC	19	14	13	20	4	19	14	13	20
ADMINISTRATIVE	55	53	40	64	4	55	53	40	64
TOTAL OPER EXP	2.78	2.73	2.40	3.05	4	2.78	2.73	2.40	3.05
FIXED EXPENSES	67	55	29	87	4	67	55	29	87
TOTAL OPER+FIXED	3.45	3.37	2.95	3.66	4	3.45	3.37	2.95	3.66
LEASING EXP	28	26	08	39	4				
TOTAL PAYROLL	19	18	13	23	4				
TOTAL CONTRACT	89	97	78	1.19	4				

AVG SQFT OFC TEN	6293	4	AVG OFFICE OCCUPANCY	88.0	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	377	4	AVG RATE YR END RENT	9.13	4
			RENTABLE GROSS SQFT	1.00	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	41	4	ADMIN TOTAL	53	4
PAYROLL			PAYROLL	04	1
CONTRACT	38	4	MGMT FEES	47	4
SUP MAT MISC	01	4	LEGAL FEES	04	1
TRASH REMOVAL	01	2	AUDIT FEES		
			GEN OFC EXP	02	3
			OTHER ADM EXP	02	2
REPR MAINT TOTAL	40	4			
PAYROLL	14	4	FIXED EXP TOTAL	55	4
ELEVATOR	07	4	REAL ESTATE TAX	63	3
HVAC	10	4	BUILDING INS	09	4
ELECTRICAL	02	4	PERS PROP TAX	25	1
STRUCT ROOF	04	2	OTHER TAXES		
PLUMBING	00	4			
FIRE LIFE SFTY	02	2	LEASING EXPENSES	26	4
OTHER MAINT SUP	07	4	ADV PROMOTION	05	4
			COMM FEES	05	3
UTILITIES TOTAL	1.15	4	TENANT ALTS	15	2
ELECTRIC	1.11	4	BUY-OUTS	26	1
GAS					
FUEL OIL			TOTAL PAYROLL	18	4
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT	14	4
COAL			RDS GROUNDS	08	1
WATER SEWER	02	4	SECURITY		
			ADMINISTRATIVE	04	1
RDS GNDS SEC TOT	14	4			
RDS GNDS TOTAL	10	4	TOTAL CONTRACTS	97	4
RDS GNDS PAYRL	08	1	CLEANING	38	4
RDS GNDS CONTR	09	4	REPAIR MAINT	14	3
RDS GNDS OTHER			RDS GROUNDS	09	4
SECURITY TOTAL	05	4	SECURITY	04	4
SEC PAYROLL			ADMINISTRATIVE	38	3
SEC CONTRACTS	04	4			
SEC OTHER	00	2			

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U.S. PRIVATE SECTOR
OMAHA
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS 2,551,505 SQ FT					2,445,341 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					7	14.75	13.65	8.36	16.01
RETAIL AREA	10.48	15.08			4				
OTHER AREA	4.10	3.77			2				
TOTAL RENT	14.44	14.33	9.45	15.36	7				
MISCELLANEOUS	31	11			4				
TOTAL INCOME	14.63	14.39	9.45	15.59	7				
EXPENSE									
CLEANING	1.17	93	62	1.24	12	1.21	99	65	1.36
REPAIR-MAINT	2.69	2.43	79	3.25	12	2.79	2.69	83	3.26
UTILITIES	1.91	1.90	1.68	2.36	12	1.94	1.90	1.70	2.36
RDS GNDS SEC	91	55	36	70	11	91	55	36	70
ADMINISTRATIVE	33	46	32	86	12	33	46	32	86
TOTAL OPER EXP	6.99	7.25	4.11	7.81	12	7.22	7.28	4.33	8.41
FIXED EXPENSES	1.17	1.39	72	1.74	12	1.17	1.39	72	1.74
TOTAL OPER+FIXED	8.16	8.23	5.70	9.45	12	8.38	8.23	5.93	10.14
LEASING EXP	14	22	03	27	6				
TOTAL PAYROLL	2.86	2.74	1.11	5.32	11				
TOTAL CONTRACT	1.61	94	60	2.47	12				

AVG SQFT OFC TEN	23529	12	AVG OFFICE OCCUPANCY	97.2	2
AVG SQFT RET TEN	3905	5	AVG RETAIL OCCUPANCY	76.0	5
AVG SQFT OFC WORK	221	12	AVG RATE YR END RENT	14.55	7
			RENTABLE GROSS SQFT	89	12

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	93	12	ADMIN TOTAL	46	12
PAYROLL	79	10	PAYROLL	32	9
CONTRACT	21	11	MGMT FEES	41	4
SUP MAT MISC	09	9	LEGAL FEES	01	4
TRASH REMOVAL	05	9	AUDIT FEES	02	2
			GEN OFC EXP	07	6
			OTHER ADM EXP	01	8
REPR MAINT TOTAL	2.43	12			
PAYROLL	1.23	11	FIXED EXP TOTAL	1.39	12
ELEVATOR	16	11	REAL ESTATE TAX	1.07	12
HVAC	12	11	BUILDING INS	19	12
ELECTRICAL	11	11	PERS PROP TAX	01	5
STRUCT ROOF	19	7	OTHER TAXES	00	6
PLUMBING	01	11			
FIRE LIFE SFTY	03	6	LEASING EXPENSES	22	6
OTHER MAINT SUP	19	11	ADV PROMOTION	06	2
			COMM FEES	13	2
UTILITIES TOTAL	1.90	12	TENANT ALTS	08	5
ELECTRIC	1.59	12	BUY-OUTS		
GAS	32	10			
FUEL OIL	03	2	TOTAL PAYROLL	2.74	11
PURCH STEAM	35	3	CLEANING	79	10
PURCH CH WTR	63	1	REPAIR MAINT	1.23	11
COAL			RDS GROUNDS	14	8
WATER SEWER	04	12	SECURITY	36	8
			ADMINISTRATIVE	32	9
RDS GNDS SEC TOT	55	11			
RDS GNDS TOTAL	17	11	TOTAL CONTRACTS	94	12
RDS GNDS PAYRL	14	8	CLEANING	21	11
RDS GNDS CONTR	01	8	REPAIR MAINT	39	11
RDS GNDS OTHER	02	7	RDS GROUNDS	01	8
SECURITY TOTAL	40	9	SECURITY	02	3
SEC PAYROLL	36	8	ADMINISTRATIVE	41	6
SEC CONTRACTS	02	3			
SEC OTHER	02	6			

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Omaha, NE

U.S. PRIVATE SECTOR
OMAHA
DOWNTOWN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	194,359 SQ.FT.				181,855 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	10.22	10.26		
RETAIL AREA	23.74	23.74			1				
OTHER AREA	1.12	1.12			1				
TOTAL RENT	11.09	10.79			3				
MISCELLANEOUS	.02	.02			1				
TOTAL INCOME	11.10	10.79			3				
EXPENSE									
CLEANING	.61	.57			3	.63	.63		
REPAIR-MAINT	1.22	.84			3	1.25	.84		
UTILITIES	1.87	1.98			3	1.92	1.98		
RDS GNDS SEC	.28	.28			2	.28	.28		
ADMINISTRATIVE	.63	.48			3	.63	.48		
TOTAL OPER EXP	4.49	3.97			3	4.65	3.97		
FIXED EXPENSES	.88	.75			3	.88	.75		
TOTAL OPER+FIXED	5.37	4.72			3	5.53	4.72		
LEASING EXP	.22	.22			1				
TOTAL PAYROLL	1.05	1.06			2				
TOTAL CONTRACT	1.36	.69			3				

AVG SQFT OFC TEN	*7968	3	AVG OFFICE OCCUPANCY	92.0	3
AVG SQFT RET TEN	2100	1	AVG RETAIL OCCUPANCY	90.0	1
AVG SQFT OFC WORK	230	3	AVG RATE YR END RENT	11.48	3
			RENTABLE GROSS SQFT	.89	3

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.57	3	ADMIN TOTAL	.48	3
PAYROLL	.46	1	PAYROLL		
CONTRACT	.43	3	MGMT FEES	.41	3
SUP MAT MISC	.09	2	LEGAL FEES	.01	1
TRASH REMOVAL	.04	2	AUDIT FEES	.03	1
			GEN OFC EXP	.05	2
REPR MAINT TOTAL	.84	3	OTHER ADM EXP	.11	2
PAYROLL	.80	2			
ELEVATOR	.14	3	FIXED EXP TOTAL	.75	3
HVAC	.08	3	REAL ESTATE TAX	.61	3
ELECTRICAL	.13	3	BUILDING INS	.12	3
STRUCT ROOF	.28	2	PERS PROP TAX	.00	1
PLUMBING	.01	3	OTHER TAXES		
FIRE LIFE SFTY	.04	1			
OTHER MAINT SUP	.08	3	LEASING EXPENSES	.22	1
			ADV PROMOTION	.10	1
UTILITIES TOTAL	1.98	3	COMM FEES	.01	1
ELECTRIC	1.87	3	TENANT ALTS	.11	1
GAS	.35	2	BUY OUTS		
FUEL OIL					
PURCH STEAM	.35	1	TOTAL PAYROLL	1.06	2
PURCH CH WTR			CLEANING	.48	1
COAL			REPAIR MAINT	.80	2
WATER SEWER	.04	3	RDS GROUNDS	.02	1
			SECURITY	.04	1
RDS GNDS SEC TOT	.28	2	ADMINISTRATIVE		
RDS GNDS TOTAL	.25	2			
RDS GNDS PAYRL	.02	1	TOTAL CONTRACTS	.69	3
RDS GNDS CONTR	.23	2	CLEANING	.43	3
RDS GNDS OTHER	.01	1	REPAIR MAINT	.78	2
SECURITY TOTAL	.06	1	RDS GROUNDS	.23	2
SEC PAYROLL	.04	1	SECURITY	.02	1
SEC CONTRACTS	.02	1	ADMINISTRATIVE	.66	2
SEC OTHER					

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U.S. PRIVATE SECTOR
OMAHA
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	545,503 SQ.FT.				540,038 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					10	11.60	11.80	8.55	13.21
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11.74	11.82	8.55	13.53	10				
MISCELLANEOUS	.57	.57			3				
TOTAL INCOME	11.95	12.25	8.55	13.54	10				
EXPENSE									
CLEANING	.65	.70	.55	.79	9	.66	.70	.56	.79
REPAIR-MAINT	.87	.75	.27	1.09	10	.88	.76	.27	1.09
UTILITIES	1.95	1.36	.94	1.83	10	1.97	1.36	.94	1.88
RDS GNDS SEC	.36	.19	.11	.49	9	.36	.19	.11	.49
ADMINISTRATIVE	.51	.57	.31	1.04	10	.51	.57	.31	1.04
TOTAL OPER EXP	4.32	3.99	2.45	4.96	10	4.36	4.04	2.45	4.96
FIXED EXPENSES	1.53	1.62	.21	2.43	10	1.53	1.62	.21	2.43
TOTAL OPER+FIXED	5.85	5.67	3.04	7.13	10	5.89	5.67	3.04	7.27
LEASING EXP	.42	.24	.19	.72	7				
TOTAL PAYROLL	.54	.57	.26	.86	8				
TOTAL CONTRACT	1.32	1.11	.57	2.31	10				

AVG SQFT OFC TEN	3823	10	AVG OFFICE OCCUPANCY	98.3	10
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	257	9	AVG RATE YR END RENT	14.24	9
			RENTABLE GROSS SQFT	.94	10

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.70	9	ADMIN TOTAL	.66	9
PAYROLL			PAYROLL	.57	2
CONTRACT	.60	8	MGMT FEES	.50	8
SUP MAT MISC	.08	7	LEGAL FEES	.04	4
TRASH REMOVAL	.03	9	AUDIT FEES	.07	3
			GEN OFC EXP	.03	5
REPR MAINT TOTAL	.82	9	OTHER ADM EXP	.06	4
PAYROLL	.46	7			
ELEVATOR	.04	8	FIXED EXP TOTAL	1.75	9
HVAC	.08	9	REAL ESTATE TAX	1.35	9
ELECTRICAL	.07	7	BUILDING INS	.10	9
STRUCT ROOF	.18	3	PERS PROP TAX	.31	1
PLUMBING	.01	8	OTHER TAXES	.71	1
FIRE LIFE SFTY	.01	3			
OTHER MAINT SUP	.13	8	LEASING EXPENSES	.28	6
			ADV PROMOTION	.00	4
UTILITIES TOTAL	1.37	9	COMM FEES	.16	6
ELECTRIC	1.07	9	TENANT ALTS	.46	4
GAS	.20	7	BUY OUTS		
FUEL OIL					
PURCH STEAM	.15	1	TOTAL PAYROLL	.57	8
PURCH CH WTR	.13	1	CLEANING		
COAL			REPAIR MAINT	.46	7
WATER SEWER	.05	8	RDS GROUNDS	.08	1
			SECURITY	.09	1
RDS GNDS SEC TOT	.19	9	ADMINISTRATIVE	.57	2
RDS GNDS TOTAL	.15	9			
RDS GNDS PAYRL	.08	1	TOTAL CONTRACTS	1.37	9
RDS GNDS CONTR	.15	7	CLEANING	.60	8
RDS GNDS OTHER	.05	6	REPAIR MAINT	.42	6
SECURITY TOTAL	.12	6	RDS GROUNDS	.15	7
SEC PAYROLL	.09	1	SECURITY	.08	6
SEC CONTRACTS	.08	6	ADMINISTRATIVE	.62	5
SEC OTHER	.02	2			

*All line items are computed as stand alone figures. Columns will not add to match totals.

Omaha, NE
Orange County, CA

U.S. PRIVATE SECTOR
OMAHA
SUBURBAN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA 6 BLDS 147,908 SQ FT DOLLARS SQ FT AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA 147,908 SQ FT DOLLAR SQ FT AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA					6	8.31	10.49	5.11	12.82
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8.45	10.52	5.11	13.14	6				
MISCELLANEOUS	1.64	1.64			1				
TOTAL INCOME	8.74	10.94	5.11	13.54	6				
EXPENSE									
CLEANING	69	70	58	79	5	69	70	58	79
REPAIR-MAINT	64	42	11	97	6	64	42	11	97
UTILITIES	1.10	1.02	48	1.36	6	1.10	1.02	48	1.36
RDS GRDS SEC	49	15	10	67	5	49	15	10	67
ADMINISTRATIVE	84	68	42	1.04	5	84	68	42	1.04
TOTAL OPER EXP	3.66	3.05	1.44	4.55	6	3.66	3.05	1.44	4.55
FIXED EXPENSES	1.94	1.56	08	2.82	6	1.94	1.56	08	2.82
TOTAL OPER+FIXED	5.60	4.53	1.60	7.37	6	5.60	4.53	1.60	7.37
LEASING EXP	1.07	48	18	1.56	4				
TOTAL PAYROLL	62	44	15	86	4				
TOTAL CONTRACT	1.71	1.17	57	2.32	6				

AVG SQFT OFC TEN	2539	6	AVG OFFICE OCCUPANCY	92.7	6
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	263	5	AVG RATE YR-END RENT	13.61	5
			RENTABLE GROSS SQFT	69	6

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	70	5	ADMIN TOTAL	89	5
PAYROLL			PAYROLL	1.06	1
CONTRACT	58	5	MGMT FEES	53	4
SUP MAT MISC	06	3	LEGAL FEES	05	2
TRASH REMOVAL	03	5	AUDIT FEES	15	2
			GEN OFC EXP	02	4
			OTHER ADM EXP	06	3
REPR MAINT TOTAL	45	5			
PAYROLL	19	3	FIXED EXP TOTAL	2.07	5
ELEVATOR	04	4	REAL ESTATE TAX	1.28	5
HVAC	06	5	BUILDING INS	10	5
ELECTRICAL	05	3	PERS PROP TAX	31	1
STRUCT ROOF	11	2	OTHER TAXES	71	1
PLUMBING	01	4			
FIRE LIFE SFTY	00	1	LEASING EXPENSES	72	3
OTHER MAINT SUP	11	5	ADV PROMOTION	00	1
			COMM FEES	16	3
UTILITIES TOTAL	1.08	5	TENANT ALTS	1.46	2
ELECTRIC	95	5	BUY OUTS		
GAS	18	4			
FUEL OIL			TOTAL PAYROLL	44	4
PURCH STEAM	15	1	CLEANING		
PURCH CH WTR	13	1	REPAIR MAINT	19	3
COAL			RDS GROUNDS		
WATER SEWER	04	4	SECURITY		
			ADMINISTRATIVE	1.06	1
RDS GRDS SEC TOT	15	5			
RDS GRDS TOTAL	15	5	TOTAL CONTRACTS	1.65	5
RDS GRDS PAYRL			CLEANING	58	5
RDS GRDS CONTR	18	3	REPAIR MAINT	51	3
RDS GRDS OTHER	03	4	RDS GROUNDS	16	3
SECURITY TOTAL	06	3	SECURITY	06	3
SEC PAYROLL			ADMINISTRATIVE	67	2
SEC CONTRACTS	06	3			
SEC OTHER	05	1			

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U.S. PRIVATE SECTOR
ORANGE COUNTY
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA 4 BLDS 193,603 SQ FT DOLLARS SQ FT AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA 193,603 SQ FT DOLLAR SQ FT AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA					4	18.47	18.22	17.66	18.97
RETAIL AREA									
OTHER AREA									
TOTAL RENT	18.47	18.22	17.66	18.97	4				
MISCELLANEOUS									
TOTAL INCOME	18.47	18.22	17.66	18.97	4				
EXPENSE									
CLEANING									
REPAIR-MAINT									
UTILITIES									
RDS GRDS SEC									
ADMINISTRATIVE									
TOTAL OPER EXP									
FIXED EXPENSES									
TOTAL OPER+FIXED									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	1098	4	AVG OFFICE OCCUPANCY	93.1	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	328	4	AVG RATE YR-END RENT	18.30	4
			RENTABLE GROSS SQFT	1.00	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
			OTHER ADM EXP		
REPR MAINT TOTAL					
PAYROLL			FIXED EXP TOTAL		
ELEVATOR			REAL ESTATE TAX		
HVAC			BUILDING INS		
ELECTRICAL			PERS PROP TAX		
STRUCT ROOF			OTHER TAXES		
PLUMBING					
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL			TENANT ALTS		
ELECTRIC			BUY OUTS		
GAS					
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
			ADMINISTRATIVE		
RDS GRDS SEC TOT					
RDS GRDS TOTAL			TOTAL CONTRACTS		
RDS GRDS PAYRL			CLEANING		
RDS GRDS CONTR			REPAIR MAINT		
RDS GRDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

All line items are computed as stand alone figures. Columns will not add to match totals.

Orange County, CA

U.S. PRIVATE SECTOR
ORANGE COUNTY
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	17 BLDS 1,380,833 SQ FT					1,255,983 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					15	16.04	14.18	8.57	21.39
RETAIL AREA	17.57	19.71	14.45	24.54	5				
OTHER AREA	27.21	9.33	6.71	27.98	5				
TOTAL RENT	16.55	16.43	5.88	21.19	17				
MISCELLANEOUS	.11	.09	.07	.22	7				
TOTAL INCOME	16.61	16.43	5.88	21.28	17				
EXPENSE									
CLEANING	.54	.57	.25	.81	16	.59	.60	.26	.71
REPAIR MAINT	.99	.97	.22	1.26	16	1.10	1.18	.22	1.40
UTILITIES	1.09	1.07	.63	1.43	16	1.13	1.14	.64	1.49
RDS GNDS SEC	.48	.51	.16	.56	13	.48	.51	.16	.56
ADMINISTRATIVE	.60	.56	.29	.75	16	.60	.56	.29	.75
TOTAL OPER EXP	3.67	4.06	1.45	4.26	16	3.79	4.44	1.48	4.62
FIXED EXPENSES	1.23	1.24	.69	1.53	16	1.23	1.24	.69	1.53
TOTAL OPER+FIXED	4.89	5.54	2.14	5.82	16	5.20	5.82	2.18	6.05
LEASING EXP	.07	.08	.02	.09	16				
TOTAL PAYROLL	.52	.57	.13	.77	9				
TOTAL CONTRACT	1.02	.91	.61	1.24	13				

AVG SQFT OFC TEN	7325	14	AVG OFFICE OCCUPANCY	94.2	17
AVG SQFT RET TEN	4840	5	AVG RETAIL OCCUPANCY	83.6	5
AVG SQFT OFC WORK	254	5	AVG RATE YR END RENT	20.00	14
			RENTABLE GROSS SQFT	1.00	17

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.58	13	ADMIN TOTAL	.59	13
PAYROLL			PAYROLL		
CONTRACT	.55	13	MGMT FEES	.48	13
SUP MAT MISC	.02	10	LEGAL FEES	.01	9
TRASH REMOVAL	.03	13	AUDIT FEES	.03	5
			GEN OFC EXP	.05	9
			OTHER ADM EXP	.01	10
REPR MAINT TOTAL	1.04	13			
PAYROLL	.21	9	FIXED EXP TOTAL	1.29	13
ELEVATOR	.14	9	REAL ESTATE TAX	.87	11
HVAC	.19	13	BUILDING INS	.32	11
ELECTRICAL	.03	13	PERS PROP TAX	1.15	2
STRUCT ROOF	.04	8	OTHER TAXES		
PLUMBING	.01	9			
FIRE LIFE SFTY	.07	5	LEASING EXPENSES	.07	13
OTHER MAINT SUP	.22	11	ADV PROMOTION	.06	9
			COMM FEES		
UTILITIES TOTAL	1.12	13	TENANT ALTS	.08	4
ELECTRIC	1.09	13	BUY-OUTS		
GAS	.02	6			
FUEL OIL			TOTAL PAYROLL	.57	9
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT	.21	9
COAL			RDS GROUNDS	.09	5
WATER SEWER	.03	11	SECURITY	.27	4
			ADMINISTRATIVE		
RDS GNDS SEC TOT	.51	13			
RDS GNDS TOTAL	.19	13	TOTAL CONTRACTS	.91	13
RDS GNDS PAYRL	.09	5	CLEANING	.55	13
RDS GNDS CONTR	.03	4	REPAIR MAINT	.15	9
RDS GNDS OTHER	.11	10	RDS GROUNDS	.03	4
SECURITY TOTAL	.28	13	SECURITY	.14	9
SEC PAYROLL	.27	4	ADMINISTRATIVE	.39	6
SEC CONTRACTS	.14	9			
SEC OTHER	.01	5			

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U.S. PRIVATE SECTOR
ORANGE COUNTY
SUBURBAN 50,000 - 100,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 187,833 SQ FT					168,550 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	18.92	17.69		
RETAIL AREA	21.56	20.68			2				
OTHER AREA									
TOTAL RENT	19.66	18.44			3				
MISCELLANEOUS	.35	.35			1				
TOTAL INCOME	19.78	18.44			3				
EXPENSE									
CLEANING	.54	.53			2	.63	.62		
REPAIR MAINT	1.21	1.21			2	1.42	1.44		
UTILITIES	1.36	1.35			2	1.50	1.49		
RDS GNDS SEC	.38	.38			2	.38	.38		
ADMINISTRATIVE	.70	.70			2	.70	.70		
TOTAL OPER EXP	4.18	4.18			2	3.19	4.85		
FIXED EXPENSES	1.77	1.78			2	1.77	1.78		
TOTAL OPER+FIXED	5.95	5.95			2	6.58	6.61		
LEASING EXP	.07	.07			2				
TOTAL PAYROLL	.65	.65			2				
TOTAL CONTRACT	.99	.98			2				

AVG SQFT OFC TEN	5812	3	AVG OFFICE OCCUPANCY	93.1	3
AVG SQFT RET TEN	6428	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	490	1	AVG RATE YR END RENT	20.17	3
			RENTABLE GROSS SQFT	1.00	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.53	2	ADMIN TOTAL	.70	2
PAYROLL			PAYROLL		
CONTRACT	.47	2	MGMT FEES	.62	2
SUP MAT MISC			LEGAL FEES	.02	2
TRASH REMOVAL	.07	2	AUDIT FEES	.02	2
			GEN OFC EXP	.05	2
			OTHER ADM EXP	.01	1
REPR MAINT TOTAL	1.21	2			
PAYROLL	.36	2	FIXED EXP TOTAL	1.76	2
ELEVATOR	.13	2	REAL ESTATE TAX	1.36	1
HVAC	.31	2	BUILDING INS	.34	2
ELECTRICAL	.04	2	PERS PROP TAX	1.49	1
STRUCT ROOF			OTHER TAXES		
PLUMBING	.00	2			
FIRE LIFE SFTY	.16	1	LEASING EXPENSES	.07	2
OTHER MAINT SUP	.28	2	ADV PROMOTION	.07	2
			COMM FEES		
UTILITIES TOTAL	1.35	2	TENANT ALTS		
ELECTRIC	1.33	2	BUY-OUTS		
GAS	.02	1			
FUEL OIL			TOTAL PAYROLL	.65	2
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT	.36	2
COAL			RDS GROUNDS	.07	2
WATER SEWER	.03	1	SECURITY	.22	2
			ADMINISTRATIVE		
RDS GNDS SEC TOT	.38	2			
RDS GNDS TOTAL	.13	2	TOTAL CONTRACTS	.98	2
RDS GNDS PAYRL	.07	2	CLEANING	.47	2
RDS GNDS CONTR			REPAIR MAINT	.21	2
RDS GNDS OTHER	.06	2	RDS GROUNDS		
SECURITY TOTAL	.26	2	SECURITY		
SEC PAYROLL	.27	2	ADMINISTRATIVE	.59	1
SEC CONTRACTS					
SEC OTHER	.04	2			

All line items are computed as stand alone figures. Columns will not add to match totals.

Orlando, FL

U.S. PRIVATE SECTOR
ORLANDO
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	687,989 SQ.FT.				665,170 SQ.FT.			
	DOLLARS SQ.FT.		MID RANGE		# BLDS	DOLLAR SQ.FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	12.38	13.93		
RETAIL AREA	8.08	8.08			1				
OTHER AREA									
TOTAL RENT	12,01	11.44			3				
MISCELLANEOUS	.12	.08	.04	.20	4				
TOTAL INCOME	9.12	9.80	4.29	12.28	4				
EXPENSE									
CLEANING	.43	.24	.15	.64	5	.44	.29	.15	.67
REPAIR MAINT	.91	.55	.42	1.57	5	.94	.67	.42	1.64
UTILITIES	1.62	1.44	.74	2.19	5	1.67	1.44	.77	2.28
RDS GNDS SEC	.29	.28	.03	.45	5	.29	.28	.03	.45
ADMINISTRATIVE	3.15	.81	.70	6.67	5	3.15	.81	.70	6.67
TOTAL OPER EXP	6.40	4.42	2.80	10.21	5	6.62	4.91	3.01	10.21
FIXED EXPENSES	1.46	1.37	1.24	1.55	4	1.46	1.37	1.24	1.55
TOTAL OPER+FIXED	7.59	5.49	4.22	11.05	5	8.35	5.49	4.43	11.29
LEASING EXP	.61	.49	.22	.86	4				
TOTAL PAYROLL	.70	.72	.53	.98	4				
TOTAL CONTRACT	1.70	1.04	.75	3.08	5				

AVG SQFT OFC TEN	6571	5	AVG OFFICE OCCUPANCY	82.0	5
AVG SQFT RET TEN	3644	1	AVG RETAIL OCCUPANCY	53.0	1
AVG SQFT OFC WORK	296	4	AVG RATE YR END RENT	16.56	4
			RENTABLE GROSS SQFT	.92	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.42	4	ADMIN TOTAL	.81	4
PAYROLL			PAYROLL	.18	3
CONTRACT	.37	4	MGMT FEES	.36	3
SUP MAT MISC	.04	3	LEGAL FEES	.15	4
TRASH REMOVAL	.04	3	AUDIT FEES	.08	2
			GEN OFC EXP	.02	4
			OTHER ADM EXP	.24	3
REPR MAINT TOTAL	.53	4			
PAYROLL	.18	3	FIXED EXP TOTAL	1.37	4
ELEVATOR	.11	4	REAL ESTATE TAX	1.23	4
HVAC	.08	4	BUILDING INS	.17	4
ELECTRICAL	.04	2	PERS PROP TAX		
STRUCT ROOF	.04	4	OTHER TAXES	.01	2
PLUMBING	.00	3			
FIRE LIFE SFTY	.03	2	LEASING EXPENSES	.49	4
OTHER MAINT SUP	.08	4	ADV PROMOTION	.05	3
			COMM FEES	.46	3
UTILITIES TOTAL	1.34	4	TENANT ALTS	.35	2
ELECTRIC	1.28	4	BUY-OUTS		
GAS	.00	1			
FUEL OIL	.00	1	TOTAL PAYROLL	.71	3
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT	.18	3
COAL			RDS GROUNDS		
WATER SEWER	.08	4	SECURITY	.32	1
			ADMINISTRATIVE	.18	3
RDS GNDS SEC TOT	.29	4			
RDS GNDS TOTAL	.10	4	TOTAL CONTRACTS	1.03	4
RDS GNDS PAYRL			CLEANING	.37	4
RDS GNDS CONTR	.10	3	REPAIR MAINT	.15	3
RDS GNDS OTHER	.05	2	RDS GROUNDS	.10	3
SECURITY TOTAL	.19	4	SECURITY	.08	4
SEC PAYROLL	.32	1	ADMINISTRATIVE	.48	3
SEC CONTRACTS	.08	4			
SEC OTHER					

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U.S. PRIVATE SECTOR
ORLANDO
DOWNTOWN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	649,493 SQ.FT.				633,549 SQ.FT.			
	DOLLARS SQ.FT.		MID RANGE		# BLDS	DOLLAR SQ.FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	12.25	11.52		
RETAIL AREA	8.08	8.08			1				
OTHER AREA									
TOTAL RENT	12.07	11.52			2				
MISCELLANEOUS	.12	.09			3				
TOTAL INCOME	8.94	8.09			3				
EXPENSE									
CLEANING	.44	.41	.15	.64	4	.45	.44	.15	.67
REPAIR MAINT	.93	.90	.42	1.57	4	.96	.97	.42	1.64
UTILITIES	1.70	1.51	1.34	2.19	4	1.74	1.59	1.34	2.28
RDS GNDS SEC	.30	.29	.15	.45	4	.30	.29	.15	.45
ADMINISTRATIVE	3.29	.77	.70	6.67	4	3.29	.77	.70	6.67
TOTAL OPER EXP	6.67	4.98	4.08	10.21	4	6.84	5.20	4.32	10.21
FIXED EXPENSES	1.47	1.48			3	1.47	1.48		
TOTAL OPER+FIXED	7.85	5.59	5.42	11.05	4	8.66	5.83	5.42	11.29
LEASING EXP	.61	.39			3				
TOTAL PAYROLL	.70	.72	.53	.98	4				
TOTAL CONTRACT	1.74	1.21	.75	3.08	4				

AVG SQFT OFC TEN	6767	4	AVG OFFICE OCCUPANCY	82.2	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	294	3	AVG RATE YR END RENT	17.08	3
			RENTABLE GROSS SQFT	.92	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT*

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.59	3	ADMIN TOTAL	.82	3
PAYROLL			PAYROLL	.18	3
CONTRACT	.51	3	MGMT FEES	.35	2
SUP MAT MISC	.04	3	LEGAL FEES	.17	3
TRASH REMOVAL	.04	3	AUDIT FEES	.08	1
			GEN OFC EXP	.01	3
			OTHER ADM EXP	5.82	2
REPR MAINT TOTAL	.52	3			
PAYROLL	.18	3	FIXED EXP TOTAL	1.48	3
ELEVATOR	.09	3	REAL ESTATE TAX	1.28	3
HVAC	.11	3	BUILDING INS	.15	3
ELECTRICAL	.04	2	PERS PROP TAX		
STRUCT ROOF	.01	3	OTHER TAXES	.01	2
PLUMBING	.00	3			
FIRE LIFE SFTY	.03	2	LEASING EXPENSES	.39	3
OTHER MAINT SUP	.07	3	ADV PROMOTION	.03	2
			COMM FEES	.40	2
UTILITIES TOTAL	1.44	3	TENANT ALTS	.35	2
ELECTRIC	1.37	3	BUY-OUTS		
GAS	.00	1			
FUEL OIL			TOTAL PAYROLL	.71	3
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT	.18	3
COAL			RDS GROUNDS		
WATER SEWER	.07	3	SECURITY	.32	1
			ADMINISTRATIVE	.18	3
RDS GNDS SEC TOT	.29	3			
RDS GNDS TOTAL	.16	3	TOTAL CONTRACTS	1.03	3
RDS GNDS PAYRL			CLEANING	.51	3
RDS GNDS CONTR	.18	2	REPAIR MAINT	.11	2
RDS GNDS OTHER	.05	2	RDS GROUNDS	.18	2
SECURITY TOTAL	.25	3	SECURITY	.12	3
SEC PAYROLL	.32	1	ADMINISTRATIVE	.33	2
SEC CONTRACTS	.12	3			
SEC OTHER					

*All line items are computed as stand alone figures. Columns will not add to match totals.

Orlando, FL

U.S. PRIVATE SECTOR
ORLANDO
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	17 BLDS 835,171 SQ FT					835,171 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					17		10.83	7.81	13.03
RETAIL AREA									
OTHER AREA									
TOTAL RENT		10.83	7.88	13.03	17				
MISCELLANEOUS	28	02	01	27	15				
TOTAL INCOME		11.31	8.01	13.05	17				
EXPENSE									
CLEANING	59	72	43	87	17	59	72	43	87
REPAIR MAINT	60	67	44	91	17	60	67	44	91
UTILITIES	1.64	1.65	1.49	1.88	17	1.64	1.65	1.49	1.88
RDS GNDS SEC	30	36	27	42	17	30	36	27	42
ADMINISTRATIVE	67	83	62	1.12	17	67	83	62	1.12
TOTAL OPER EXP	3.81	4.44	3.42	5.31	17	3.81	4.44	3.42	5.31
FIXED EXPENSES	1.21	1.05	1.02	1.24	17	1.21	1.05	1.02	1.24
TOTAL OPER+FIXED	5.02	5.51	4.72	6.36	17	5.02	5.51	4.72	6.36
LEASING EXP	82	45	21	82	17				
TOTAL PAYROLL	18	19	12	34	13				
TOTAL CONTRACT	1.22	1.55	1.22	2.06	17				

AVG SQFT OFC TEN	4365	16	AVG OFFICE OCCUPANCY	80.3	16
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	4
AVG SQFT OFC WORK	292	8	AVG RATE YR END RENT	12.38	17
			RENTABLE GROSS SQFT	88	17

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	46	9	ADMIN TOTAL	65	9
PAYROLL	01	1	PAYROLL	12	5
CONTRACT	36	9	MGMT FEES	56	9
SUP MAT MISC	05	9	LEGAL FEES	01	8
TRASH REMOVAL	05	8	AUDIT FEES	04	2
			GEN OFC EXP	00	6
REPR MAINT TOTAL	49	9	OTHER ADM EXP	03	4
PAYROLL	14	1			
ELEVATOR	04	3	FIXED EXP TOTAL	1.03	9
HVAC	24	9	REAL ESTATE TAX	87	9
ELECTRICAL	03	7	BUILDING INS	15	9
STRUCT ROOF	03	7	PERS PROP TAX		
PLUMBING	03	7	OTHER TAXES		
FIRE LIFE SFTY	03	2			
OTHEP MAINT SUP	22	8	LEASING EXPENSES	75	9
			ADV PROMOTION	05	6
UTILITIES TOTAL	1.57	9	COMM FEES	30	8
ELECTRIC	1.44	9	TENANT ALTS	59	8
GAS	00	1	BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	23	5
PURCH CH WTR			CLEANING	01	1
COAL			REPAIR MAINT	14	1
WATER SEWER	08	9	RDS GROUNDS	09	1
			SECURITY		
RDS GNDS SEC TOT	29	9	ADMINISTRATIVE	12	5
RDS GNDS TOTAL	27	9			
RDS GNDS PAYRL	09	1	TOTAL CONTRACTS	1.22	9
RDS GNDS CONTR	21	9	CLEANING	36	9
RDS GNDS OTHER	08	9	REPAIR MAINT	17	9
SECURITY TOTAL	01	5	RDS GROUNDS	21	9
SEC PAYROLL			SECURITY	01	2
SEC CONTRACTS	01	2	ADMINISTRATIVE	61	8
SEC OTHER	04	3			

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U.S. PRIVATE SECTOR
ORLANDO
SUBURBAN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS 179,270 SQ FT					179,270 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					9	10.73	10.96	9.09	1[illegible]03
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10.76	10.96	9.09	13.03	9				
MISCELLANEOUS	12	02	02	33	7				
TOTAL INCOME	10.87	11.91	9.36	13.05	9				
EXPENSE									
CLEANING	69	82	48	92	9	69	82	48	92
REPAIR MAINT	72	81	53	1.02	9	72	81	53	1.02
UTILITIES	1.86	1.69	1.49	2.04	9	1.86	1.69	1.49	2.04
RDS GNDS SEC	43	40	35	67	9	43	40	35	67
ADMINISTRATIVE	94	94	82	1.24	9	94	94	82	1.24
TOTAL OPER EXP	4.64	4.96	4.44	5.66	9	4.64	4.96	4.44	5.66
FIXED EXPENSES	1.06	1.05	1.03	1.13	9	1.06	1.05	1.03	1.13
TOTAL OPER+FIXED	5.70	6.00	5.51	6.75	9	5.70	6.00	5.51	6.75
LEASING EXP	83	32	24	75	9				
TOTAL PAYROLL	21	19	15	44	6				
TOTAL CONTRACT	1.71	1.77	1.51	2.28	9				

AVG SQFT OFC TEN	2046	8	AVG OFFICE OCCUPANCY	79.8	8
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	213	2	AVG RATE YR END RENT	12.46	9
			RENTABLE GROSS SQFT	80	9

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	54	3	ADMIN TOTAL	1.36	3
PAYROLL			PAYROLL		
CONTRACT	39	3	MGMT FEES	1.33	3
SUP MAT MISC	10	3	LEGAL FEES	01	2
TRASH REMOVAL	05	3	AUDIT FEES	05	1
			GEN OFC EXP		
REPR MAINT TOTAL	40	3	OTHER ADM EXP	03	3
PAYROLL					
ELEVATOR	02	1	FIXED EXP TOTAL	1.03	3
HVAC	27	3	REAL ESTATE TAX	86	3
ELECTRICAL	02	3	BUILDING INS	15	3
STRUCT ROOF	03	2	PERS PROP TAX		
PLUMBING	01	3	OTHER TAXES		
FIRE LIFE SFTY	03	2			
OTHER MAINT SUP	13	2	LEASING EXPENSES	67	3
			ADV PROMOTION	01	1
UTILITIES TOTAL	1.41	3	COMM FEES	21	2
ELECTRIC	1.37	3	TENANT ALTS	59	3
GAS			BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER	08	3	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	35	3	ADMINISTRATIVE		
RDS GNDS TOTAL	34	3			
RDS GNDS PAYRL			TOTAL CONTRACTS	2.01	3
RDS GNDS CONTR	25	3	CLEANING	39	[illegible]
RDS GNDS OTHER	06	3	REPAIR MAINT	09	3
SECURITY TOTAL	04	3	RDS GROUNDS	25	3
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE	1.33	3
SEC OTHER	04	3			

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Patterson, NJ
Peoria, IL

U.S. PRIVATE SECTOR
PATERSON
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA 11 BLDS 965,372 SQ.FT. DOLLARS SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA 965,372 SQ.FT. DOLLAR SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA					11	15.81	16.64	12.91	19.69
RETAIL AREA									
OTHER AREA									
TOTAL RENT	15.81	16.64	12.91	19.69	11				
MISCELLANEOUS	1.04	.97			3				
TOTAL INCOME	18.41	17.03	13.30	20.77	11				
EXPENSE									
CLEANING	.38	.60	.30	.67	11	.38	.60	.30	.67
REPAIR-MAINT	.46	.53	.37	.67	11	.46	.53	.37	.67
UTILITIES	1.59	2.67	1.37	2.71	11	1.59	2.67	1.37	2.71
RDS GNDS SEC	.71	.61			3	.71	.61		
ADMINISTRATIVE	.58	.70	.51	.78	11	.58	.70	.51	.78
TOTAL OPER EXP	3.42	4.91	2.77	5.48	11	3.42	4.91	2.77	5.48
FIXED EXPENSES	1.82	1.77	1.50	2.02	11	1.82	1.77	1.50	2.02
TOTAL OPER+FIXED	5.23	6.52	4.27	7.50	11	5.23	6.52	4.27	7.50
LEASING EXP	.42	.44	.21	.74	11				
TOTAL PAYROLL	.56	.58			2				
TOTAL CONTRACT	2.16	2.00			3				

AVG SQFT OFC TEN	10914	3	AVG OFFICE OCCUPANCY	94.2	11
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	182	3	AVG RATE YR-END RENT	19.08	10
			RENTABLE GROSS SQFT	92	11

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.61	3
PAYROLL		
CONTRACT	.57	3
SUP MAT MISC		
TRASH REMOVAL	.06	3
REPR MAINT TOTAL	.62	3
PAYROLL	.14	1
ELEVATOR	.06	3
HVAC	.10	3
ELECTRICAL		
STRUCT ROOF		
PLUMBING		
FIRE LIFE SFTY		
OTHER MAINT SUP	.41	3
UTILITIES TOTAL	2.68	3
ELECTRIC	2.51	3
GAS	.00	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.14	3
RDS GNDS SEC TOT	.61	3
RDS GNDS TOTAL	.33	3
RDS GNDS PAYRL	.51	2
RDS GNDS CONTR	.05	3
RDS GNDS OTHER	.03	3
SECURITY TOTAL	.24	2
SEC PAYROLL		
SEC CONTRACTS	.24	2
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.76	3
PAYROLL		
MGMT FEES	.76	3
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL	1.87	3
REAL ESTATE TAX	1.55	3
BUILDING INS	.08	3
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES	.48	3
ADV PROMOTION	.06	2
COMM FEES	.28	3
TENANT ALTS	.20	2
BUY OUTS		
TOTAL PAYROLL	.58	2
CLEANING		
REPAIR MAINT	.14	1
RDS GROUNDS	.51	2
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	2.00	3
CLEANING	.57	3
REPAIR MAINT	.62	3
RDS GROUNDS	.05	3
SECURITY	.24	2
ADMINISTRATIVE	.76	3

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U.S. PRIVATE SECTOR
PEORIA
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA 8 BLDS 1,033,106 SQ.FT. DOLLARS SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA 817,551 SQ.FT. DOLLAR SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA					8	7.40	6.97	6.52	7.54
RETAIL AREA	7.41	6.00			4				
OTHER AREA	10.63	8.75			4				
TOTAL RENT	7.63	7.18	6.61	10.62	8				
MISCELLANEOUS	.29	.24			3				
TOTAL INCOME	7.74	7.18	6.90	10.62	8				
EXPENSE									
CLEANING	.76	.82	.48	1.05	8	.85	.82	.63	1.12
REPAIR-MAINT	.96	.80	.68	1.32	8	1.21	.90	.68	2.52
UTILITIES	3.94	2.59	2.14	3.26	8	4.98	2.92	2.78	4.28
RDS GNDS SEC	.22	.24	.04	.34	8	.22	.24	.04	.34
ADMINISTRATIVE	.24	.26	.12	.80	4	.24	.26	.12	.60
TOTAL OPER EXP	6.00	4.46	4.43	5.49	8	7.47	5.49	4.43	9.32
FIXED EXPENSES	1.21	1.18	1.01	2.46	8	1.21	1.18	1.01	2.46
TOTAL OPER+FIXED	7.21	6.68	5.44	7.96	8	8.69	7.15	5.77	10.84
LEASING EXP	.23	.17	.06	.26	5				
TOTAL PAYROLL	.99	.95	.46	1.65	5				
TOTAL CONTRACT	.98	1.08	.81	1.17	8				

AVG SQFT OFC TEN	3410	8	AVG OFFICE OCCUPANCY	89.7	8
AVG SQFT RET TEN	10367	5	AVG RETAIL OCCUPANCY	97.0	5
AVG SQFT OFC WORK	318	8	AVG RATE YR-END RENT	10.30	8
			RENTABLE GROSS SQFT	99	8

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.82	8
PAYROLL	.44	4
CONTRACT	.54	7
SUP MAT MISC	.07	7
TRASH REMOVAL	.03	8
REPR MAINT TOTAL	.80	8
PAYROLL	.57	5
ELEVATOR	.14	8
HVAC	.17	7
ELECTRICAL	.01	6
STRUCT ROOF	.05	5
PLUMBING	.04	6
FIRE LIFE SFTY	.03	4
OTHER MAINT SUP	.15	7
UTILITIES TOTAL	2.59	8
ELECTRIC	1.87	8
GAS	.80	5
FUEL OIL	.05	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.09	7
RDS GNDS SEC TOT	.24	8
RDS GNDS TOTAL	.02	3
RDS GNDS PAYRL		
RDS GNDS CONTR	.02	3
RDS GNDS OTHER		
SECURITY TOTAL	.28	6
SEC PAYROLL	.44	1
SEC CONTRACTS	.24	5
SEC OTHER	.01	2

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.26	4
PAYROLL	.25	2
MGMT FEES	.36	2
LEGAL FEES	.00	1
AUDIT FEES	.08	1
GEN OFC EXP	.00	2
OTHER ADM EXP	.05	3
FIXED EXP TOTAL	1.18	8
REAL ESTATE TAX	.89	8
BUILDING INS	.13	7
PERS PROP TAX		
OTHER TAXES	.73	1
LEASING EXPENSES	.17	5
ADV PROMOTION	.00	1
COMM FEES	.16	3
TENANT ALTS	.19	3
BUY-OUTS		
TOTAL PAYROLL	.95	5
CLEANING	.44	4
REPAIR MAINT	.57	5
RDS GROUNDS		
SECURITY	.44	1
ADMINISTRATIVE	.25	2
TOTAL CONTRACTS	1.08	8
CLEANING	.54	7
REPAIR MAINT	.42	8
RDS GROUNDS	.02	3
SECURITY	.24	5
ADMINISTRATIVE	.07	3

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Peoria, IL

U.S. PRIVATE SECTOR
PEORIA
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	707,905 SQ.FT.						550,737 SQ.FT.	
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	6.93	6.92	6.59	7.36
RETAIL AREA	8.31	7.35			2				
OTHER AREA	11.95	11.21			2				
TOTAL RENT	7.21	7.03	6.74	7.65	4				
MISCELLANEOUS	.02	.02			1				
TOTAL INCOME	7.22	7.04	6.75	7.65	4				
EXPENSE									
CLEANING	.88	.93	.71	1.09	4	.95	.97	.73	1.23
REPAIR-MAINT	1.08	1.13	.57	1.57	4	1.39	1.76	.60	2.58
UTILITIES	4.65	2.37	1.53	8.83	4	5.98	3.53	2.03	9.68
RDS. GNDS SEC	.30	.28	.18	.38	4	.30	.28	.18	.38
ADMINISTRATIVE	.20	.17			3	.20	.17		
TOTAL OPER EXP	7.04	4.60	4.44	10.71	4	8.87	7.65	5.37	12.79
FIXED EXPENSES	1.13	1.09	.86	1.35	4	1.13	1.09	.86	1.35
TOTAL OPER+FIXED	8.17	6.16	5.54	11.82	4	10.00	9.00	6.46	13.91
LEASING EXP	.19	.17			2				
TOTAL PAYROLL	1.29	1.29			3				
TOTAL CONTRACT	.98	1.11	.82	1.16	4				

AVG SQFT OFC TEN	3440	4	AVG OFFICE OCCUPANCY	90.5	4
AVG SQFT RET TEN	11959	3	AVG RETAIL OCCUPANCY	98.8	3
AVG SQFT OFC WORK	327	4	AVG RATE YR-END RENT	8.34	4
			RENTABLE GROSS SQFT	1.00	4

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.93	4	ADMIN TOTAL	.17	3
PAYROLL	.59	2	PAYROLL	.25	2
CONTRACT	.54	4	MGMT FEES	.00	1
SUP MAT MISC	.09	4	LEGAL FEES	.00	1
TRASH REMOVAL	.03	4	AUDIT FEES		
REPR MAINT TOTAL	1.13	4	GEN OFC EXP	.00	1
PAYROLL	.61	3	OTHER ADM EXP	.04	2
ELEVATOR	.16	4	FIXED EXP TOTAL	1.09	4
HVAC	.13	4	REAL ESTATE TAX	.87	4
ELECTRICAL	.01	3	BUILDING INS	.21	3
STRUCT ROOF	.23	2	PERS PROP TAX		
PLUMBING	.04	3	OTHER TAXES	.73	1
FIRE LIFE SFTY	.00	1	LEASING EXPENSES	.17	2
OTHER MAINT SUP	.19	3	ADV PROMOTION		
UTILITIES TOTAL	2.37	4	COMM FEES	.23	1
ELECTRIC	1.64	4	TENANT ALTS	.12	1
GAS	.46	3	BUY OUTS		
FUEL OIL	.05	1	TOTAL PAYROLL	1.29	3
PURCH STEAM			CLEANING	.59	2
PURCH CH WTR			REPAIR MAINT	.61	3
COAL			RDS GROUNDS		
WATER SEWER	.18	3	SECURITY	.44	1
RDS GNDS SEC TOT	.28	4	ADMINISTRATIVE	.25	2
RDS GNDS TOTAL			TOTAL CONTRACTS	1.11	4
RDS GNDS PAYRL			CLEANING	.54	4
RDS GNDS CONTR			REPAIR MAINT	.32	4
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL	.28	4	SECURITY	.24	3
SEC PAYROLL	.44	1	ADMINISTRATIVE	.04	2
SEC CONTRACTS	.24	3			
SEC OTHER	.01	2			

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U.S. PRIVATE SECTOR
PEORIA
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	124,541 SQ.FT.						111,541 SQ.FT.	
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	13.63	15.50		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12.21	14.74			6				
MISCELLANEOUS									
TOTAL INCOME	12.21	14.74			6				
EXPENSE									
CLEANING	.80	.88			6	.89	.94		
REPAIR MAINT	.69	.76			6	.77	.81		
UTILITIES	1.81	1.84			6	2.02	1.99		
RDS GNDS SEC	.15	.16			6	.15	.16		
ADMINISTRATIVE	.77	.83			6	.77	.83		
TOTAL OPER EXP	4.21	4.49			6	4.70	4.81		
FIXED EXPENSES	2.03	2.13			6	2.03	2.13		
TOTAL OPER+FIXED	6.25	6.61			6	6.74	6.94		
LEASING EXP	.02	.04			6				
TOTAL PAYROLL	1.30	1.30			4				
TOTAL CONTRACT	1.12	1.59			6				

AVG SQFT OFC TEN	9559	6	AVG OFFICE OCCUPANCY	94.3	6
AVG SQFT RET TEN	2400	4	AVG RETAIL OCCUPANCY	80.0	4
AVG SQFT OFC WORK	310	6	AVG RATE YR END RENT	15.41	6
			RENTABLE GROSS SQFT	.97	6

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.88	6	ADMIN TOTAL	.83	6
PAYROLL	.35	4	PAYROLL	.69	4
CONTRACT	.59	6	MGMT FEES	.80	2
SUP MAT MISC	.07	6	LEGAL FEES		
TRASH REMOVAL	.04	6	AUDIT FEES	.10	2
REPR MAINT TOTAL	.76	6	GEN OFC EXP	.05	2
PAYROLL	.27	4	OTHER ADM EXP	.02	2
ELEVATOR	.11	2	FIXED EXP TOTAL	2.13	6
HVAC	.31	6	REAL ESTATE TAX	1.72	6
ELECTRICAL			BUILDING INS	.41	6
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY	.10	2	LEASING EXPENSES	.04	6
OTHER MAINT SUP	.41	2	ADV PROMOTION	.04	6
UTILITIES TOTAL	1.84	6	COMM FEES		
ELECTRIC	1.61	6	TENANT ALTS		
GAS	.18	6	BUY OUTS		
FUEL OIL			TOTAL PAYROLL	1.30	4
PURCH STEAM			CLEANING	.35	4
PURCH CH WTR			REPAIR MAINT	.27	4
COAL			RDS GROUNDS		
WATER SEWER	.05	6	SECURITY		
RDS GNDS SEC TOT	.18	6	ADMINISTRATIVE	.69	4
RDS GNDS TOTAL	.16	6	TOTAL CONTRACTS	1.59	6
RDS GNDS PAYRL			CLEANING	.59	6
RDS GNDS CONTR	.25	2	REPAIR MAINT	.42	6
RDS GNDS OTHER	.08	4	RDS GROUNDS	.25	2
SECURITY TOTAL	.03	4	SECURITY		
SEC PAYROLL			ADMINISTRATIVE	.91	2
SEC CONTRACTS					
SEC OTHER	.03	4			

All line items are computed as stand alone figures. Columns will not add to match totals.

Philadelphia, PA

U.S. PRIVATE SECTOR
PHILADELPHIA
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA 22 BLDS 9,183,828 SQ.FT. DOLLARS SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA 8,886,903 SQ.FT. DOLLAR SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA					18	15.81	13.69	11.50	15.36
RETAIL AREA	12.84	15.29	5.05	23.87	11				
OTHER AREA	3.49	4.41	1.07	9.03	8				
TOTAL RENT	14.71	12.70	10.31	15.62	19				
MISCELLANEOUS	2.44	.91	.16	4.14	19				
TOTAL INCOME	16.88	15.28	11.57	19.03	20				
EXPENSE									
CLEANING	1.70	1.56	1.28	2.04	22	1.79	1.70	1.29	2.23
REPAIR MAINT	1.46	1.10	.87	1.51	22	1.54	1.24	.94	1.54
UTILITIES	2.43	2.36	1.89	2.80	22	2.56	2.45	1.95	2.89
RDS GNDS SEC	.36	.32	.13	.48	22	.36	.32	.13	.48
ADMINISTRATIVE	.44	.47	.26	.55	21	.44	.47	.26	.55
TOTAL OPER EXP	6.36	6.05	4.80	7.59	22	6.71	6.42	5.14	7.60
FIXED EXPENSES	1.75	1.63	.83	2.09	22	1.75	1.62	.83	2.09
TOTAL OPER+FIXED	8.12	7.69	5.55	9.75	22	8.46	7.80	5.85	10.10
LEASING EXP	.40	.23	.08	.37	18				
TOTAL PAYROLL	1.61	.88	.33	2.65	21				
TOTAL CONTRACT	1.58	1.67	.95	2.20	22				

AVG SQFT OFC TEN	10375	18	AVG OFFICE OCCUPANCY	95.3	22
AVG SQFT RET TEN	3639	12	AVG RETAIL OCCUPANCY	83.9	15
AVG SQFT OFC WORK	266	19	AVG RATE YR END RENT	19.17	20
			RENTABLE GROSS SQFT	.90	22

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.56	19	ADMIN TOTAL	.47	18
PAYROLL	.74	9	PAYROLL	.16	15
CONTRACT	1.17	19	MGMT FEES	.30	9
SUP MAT MISC	.06	18	LEGAL FEES	.04	7
TRASH REMOVAL	.08	15	AUDIT FEES	.04	5
			GEN OFC EXP	.04	17
			OTHER ADM EXP	.02	10
REPR MAINT TOTAL	1.10	19			
PAYROLL	.63	14	FIXED EXP TOTAL	1.63	19
ELEVATOR	.20	19	REAL ESTATE TAX	1.33	19
HVAC	.16	19	BUILDING INS	.30	17
ELECTRICAL	.08	16	PERS PROP TAX	.14	2
STRUCT ROOF	.05	6	OTHER TAXES	.04	7
PLUMBING	.01	14			
FIRE LIFE SFTY	.04	10	LEASING EXPENSES	.25	17
OTHER MAINT SUP	.20	18	ADV PROMOTION	.01	7
			COMM FEES	.24	12
UTILITIES TOTAL	2.36	19	TENANT ALTS	.08	13
ELECTRIC	1.84	19	BUY OUTS		
GAS	.05	7			
FUEL OIL	.02	2	TOTAL PAYROLL	.88	18
PURCH STEAM	.36	15	CLEANING	.74	9
PURCH CH WTR			REPAIR MAINT	.63	14
COAL			RDS GROUNDS	.02	2
WATER SEWER	.06	19	SECURITY	.20	8
			ADMINISTRATIVE	.16	15
RDS GRDS SEC TOT	.29	19			
RDS GRDS TOTAL	.02	11	TOTAL CONTRACTS	1.76	19
RDS GRDS PAYRL	.02	2	CLEANING	1.17	19
RDS GRDS CONTR	.01	8	REPAIR MAINT	.29	12
RDS GRDS OTHER	.01	8	RDS GROUNDS	.01	8
SECURITY TOTAL	.28	18	SECURITY	.14	17
SEC PAYROLL	.20	8	ADMINISTRATIVE	.33	8
SEC CONTRACTS	.14	17			
SEC OTHER	.02	7			

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U.S. PRIVATE SECTOR
PHILADELPHIA
DOWNTOWN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA 9 BLDS 1,543,822 SQ.FT. DOLLARS SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA 1,452,807 SQ.FT. DOLLAR SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA					8	12.62	12.39	10.62	14.88
RETAIL AREA	19.00	17.41	16.42	23.87	4				
OTHER AREA	19.65	68.63			2				
TOTAL RENT	12.78	12.60	10.75	13.57	8				
MISCELLANEOUS	2.11	.54	.15	2.53	8				
TOTAL INCOME	13.53	12.85	10.82	15.88	9				
EXPENSE									
CLEANING	1.51	1.35	.92	2.03	9	1.61	1.90	.95	2.12
REPAIR MAINT	1.21	1.05	.82	1.41	9	1.29	1.19	.88	1.53
UTILITIES	2.19	2.23	1.57	2.70	9	2.33	2.31	1.79	2.95
RDS GNDS SEC	.32	.32	.08	.42	9	.32	.32	.08	.42
ADMINISTRATIVE	.47	.46	.19	.63	9	.47	.46	.19	.63
TOTAL OPER EXP	5.70	5.28	4.35	7.40	9	6.06	5.70	4.80	7.75
FIXED EXPENSES	1.10	.85	.65	1.55	9	1.10	.85	.65	1.55
TOTAL OPER+FIXED	6.80	5.95	5.52	9.22	9	7.16	7.17	5.55	9.48
LEASING EXP	.25	.25	.15	.36	8				
TOTAL PAYROLL	.72	.38	.22		8				
TOTAL CONTRACT	1.70	1.72	.95	2.01	9				

AVG SQFT OFC TEN	5808	8	AVG OFFICE OCCUPANCY	98.7	9
AVG SQFT RET TEN	2671	4	AVG RETAIL OCCUPANCY	99.9	5
AVG SQFT OFC WORK	249	6	AVG RATE YR END RENT	17.28	9
			RENTABLE GROSS SQFT	.89	9

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.54	8	ADMIN TOTAL	.45	8
PAYROLL	.26	3	PAYROLL	.15	7
CONTRACT	1.23	8	MGMT FEES	.31	3
SUP MAT MISC	.06	8	LEGAL FEES	.05	2
TRASH REMOVAL	.10	4	AUDIT FEES	.05	1
			GEN OFC EXP	.04	7
			OTHER ADM EXP	.01	3
REPR MAINT TOTAL	1.10	8			
PAYROLL	.76	5	FIXED EXP TOTAL	1.00	8
ELEVATOR	.17	8	REAL ESTATE TAX	.65	8
HVAC	.19	8	BUILDING INS	.29	8
ELECTRICAL	.07	5	PERS PROP TAX	.14	2
STRUCT ROOF	.05	2	OTHER TAXES	.02	2
PLUMBING	.03	5			
FIRE LIFE SFTY	.03	3	LEASING EXPENSES	.27	7
OTHER MAINT SUP	.35	8	ADV PROMOTION		
			COMM FEES	.25	8
UTILITIES TOTAL	2.09	8	TENANT ALTS	.11	4
ELECTRIC	1.59	8	BUY OUTS		
GAS	.16	2			
FUEL OIL	.04	1	TOTAL PAYROLL	.48	7
PURCH STEAM	.42	8	CLEANING	.26	3
PURCH CH WTR			REPAIR MAINT	.78	5
COAL			RDS GROUNDS	.04	1
WATER SEWER	.06	8	SECURITY	.01	1
			ADMINISTRATIVE	.15	7
RDS GRDS SEC TOT	.35	8			
RDS GRDS TOTAL	.05	4	TOTAL CONTRACTS	1.78	8
RDS GRDS PAYRL	.04	1	CLEANING	1.23	8
RDS GRDS CONTR	.03	2	REPAIR MAINT	.26	5
RDS GRDS OTHER	.0[illegible]	3	RDS GROUNDS	.03	2
SECURITY TOTAL	.32	7	SECURITY	.32	7
SEC PAYROLL	.01	1	ADMINISTRATIVE	.30	1
SEC CONTRACTS	.32	7			
SEC OTHER	.04	1			

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Philadelphia, PA

U.S. PRIVATE SECTOR PHILADELPHIA DOWNTOWN 300,000 - 600,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA 3 BLDS 1,321,274 SQ FT — DOLLARS SQ FT AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA 1,217,738 SQ FT — DOLLAR SQ FT AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA					1	9.61	9.61		
RETAIL AREA	14.97	14.97			1				
OTHER AREA	32	1.48			2				
TOTAL RENT	4.13	5.13			2				
MISCELLANEOUS	9.29	9.24			2				
TOTAL INCOME	13.42	14.37			2				
EXPENSE									
CLEANING	2.20	1.63			3	2.37	1.82		
REPAIR-MAINT	99	1.18			3	1.06	1.29		
UTILITIES	2.37	2.76			3	2.56	2.76		
RDS GRDS SEC	26	37			3	26	37		
ADMINISTRATIVE	29	29			2	29	29		
TOTAL OPER EXP	6.00	7.20			3	6.46	7.23		
FIXED EXPENSES	1.56	2.05			3	1.56	2.05		
TOTAL OPER+FIXED	7.58	9.25			3	8.02	9.28		
LEASING EXP	02	02			2				
TOTAL PAYROLL	1.64	1.79			3				
TOTAL CONTRACT	1.22	1.23			3				

		# BLDS			# BLDS
AVG SQFT OFC TEN	9534	3	AVG OFFICE OCCUPANCY	99.4	3
AVG SQFT RET TEN	19128	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	303	3	AVG RATE YR END RENT	17.57	3
			RENTABLE GROSS SQFT	88	3

COMPONENT COSTS: TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.63	3	ADMIN TOTAL	29	2
PAYROLL	88	3	PAYROLL	44	1
CONTRACT	95	3	MGMT FEES		
SUP MAT MISC	04	2	LEGAL FEES		
TRASH REMOVAL	10	3	AUDIT FEES		
			GEN OFC EXP	07	2
			OTHER ADM EXP	01	1
REPR MAINT TOTAL	1.18	3			
PAYROLL	1.03	1	FIXED EXP TOTAL	2.05	3
ELEVATOR	18	3	REAL ESTATE TAX	1.49	3
HVAC	14	3	BUILDING INS	33	3
ELECTRICAL	06	3	PERS PROP TAX		
STRUCT ROOF	06	1	OTHER TAXES	49	1
PLUMBING	01	3			
FIRE LIFE SFTY	06	1	LEASING EXPENSES	07	2
OTHER MAINT SUP	20	3	ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL	2.76	3	TENANT ALTS	02	2
ELECTRIC	2.29	3	BUY-OUTS		
GAS	08	1			
FUEL OIL	01	1	TOTAL PAYROLL	1.79	3
PURCH STEAM	35	2	CLEANING	88	3
PURCH CH WTR			REPAIR MAINT	1.03	1
COAL			RDS GROUNDS	01	1
WATER SEWER	03	3	SECURITY	25	1
			ADMINISTRATIVE	44	1
RDS GNDS SEC TOT	37	3			
RDS GNDS TOTAL	08	2	TOTAL CONTRACTS	1.23	3
RDS GNDS PAYRL	01	1	CLEANING	95	3
RDS GNDS CONTR	04	1	REPAIR MAINT	48	1
RDS GNDS OTHER	05	2	RDS GROUNDS	04	1
SECURITY TOTAL	28	3	SECURITY	22	3
SEC PAYROLL	25	1	ADMINISTRATIVE		
SEC CONTRACTS	22	3			
SEC OTHER					

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U.S. PRIVATE SECTOR PHILADELPHIA DOWNTOWN MORE THAN 600,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA 6 BLDS 4,479,839 SQ FT — DOLLARS SQ FT AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA 4,181,042 SQ FT — DOLLAR SQ FT AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA					5	15.07	14.63	12.22	17.99
RETAIL AREA	10.25	10.25	5.05	22.82	4				
OTHER AREA	3.19	6.28	3.60	9.03	4				
TOTAL RENT	15.14	15.00	11.96	18.04	5				
MISCELLANEOUS	83	21	11	1.95	5				
TOTAL INCOME	15.97	15.93	12.96	18.75	5				
EXPENSE									
CLEANING	1.50	1.44	1.07	2.64	6	1.60	1.44	1.13	2.40
REPAIR-MAINT	1.51	1.00	87	2.76	6	1.61	1.04	91	3.39
UTILITIES	2.53	2.48	1.98	3.22	6	2.70	2.55	2.04	3.85
RDS GRDS SEC	31	24	13	56	6	31	24	13	56
ADMINISTRATIVE	47	52	32	54	6	47	52	32	54
TOTAL OPER EXP	6.32	5.88	4.72	8.66	6	6.74	6.02	4.99	10.24
FIXED EXPENSES	1.62	1.79	1.05	2.08	6	1.62	1.79	1.05	2.08
TOTAL OPER+FIXED	7.95	7.96	5.69	10.27	6	8.37	8.01	6.16	12.01
LEASING EXP	57	35	14	1.33	6				
TOTAL PAYROLL	1.39	78	38	3.07	6				
TOTAL CONTRACT	1.70	1.91	95	2.26	6				

		# BLDS			# BLDS
AVG SQFT OFC TEN	15786	5	AVG OFFICE OCCUPANCY	91.6	6
AVG SQFT RET TEN	3057	4	AVG RETAIL OCCUPANCY	69.3	6
AVG SQFT OFC WORK	253	6	AVG RATE YR END RENT	22.51	6
			RENTABLE GROSS SQFT	92	6

COMPONENT COSTS: TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.44	6	ADMIN TOTAL	52	6
PAYROLL	74	3	PAYROLL	17	5
CONTRACT	1.56	6	MGMT FEES	30	4
SUP MAT MISC	06	6	LEGAL FEES	04	3
TRASH REMOVAL	06	6	AUDIT FEES	01	2
			GEN OFC EXP	03	6
			OTHER ADM EXP	03	4
REPR MAINT TOTAL	1.00	6			
PAYROLL	42	6	FIXED EXP TOTAL	1.79	6
ELEVATOR	23	6	REAL ESTATE TAX	1.65	6
HVAC	14	6	BUILDING INS	25	4
ELECTRICAL	04	6	PERS PROP TAX		
STRUCT ROOF	01	3	OTHER TAXES	02	2
PLUMBING	01	4			
FIRE LIFE SFTY	07	4	LEASING EXPENSES	35	6
OTHER MAINT SUP	16	5	ADV PROMOTION	02	5
			COMM FEES	27	4
UTILITIES TOTAL	2.48	6	TENANT ALTS	21	5
ELECTRIC	2.07	6	BUY-OUTS		
GAS	05	2			
FUEL OIL			TOTAL PAYROLL	78	6
PURCH STEAM	31	5	CLEANING	74	3
PURCH CH WTR			REPAIR MAINT	42	6
COAL			RDS GROUNDS		
WATER SEWER	07	6	SECURITY	20	4
			ADMINISTRATIVE	17	5
RDS GNDS SEC TOT	24	6			
RDS GNDS TOTAL	01	3	TOTAL CONTRACTS	1.91	6
RDS GNDS PAYRL			CLEANING	1.08	6
RDS GNDS CONTR	01	3	REPAIR MAINT	38	4
RDS GNDS OTHER	00	1	RDS GROUNDS	01	3
SECURITY TOTAL	23	5	SECURITY	10	5
SEC PAYROLL	20	4	ADMINISTRATIVE	32	5
SEC CONTRACTS	10	5			
SEC OTHER	03	4			

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U.S. PRIVATE SECTOR
PHILADELPHIA
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS 1,356,972 SQ FT					1,284,187 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					7	12.98	12.37	10.49	14.62
RETAIL AREA	10.84	16.65			3				
OTHER AREA	11	11			1	*			
TOTAL RENT	12.83	12.37	11.40	14.48	7				
MISCELLANEOUS	76	16	07	1.61	5				
TOTAL INCOME	13.44	12.53	11.40	15.54	7				
EXPENSE									
CLEANING	76	65	52	78	8	80	73	53	88
REPAIR-MAINT	74	62	22	83	8	78	62	24	83
UTILITIES	2.18	1.87	97	2.56	8	2.28	2.03	97	2.69
RDS GNDS SEC	41	38	26	46	8	41	38	26	46
ADMINISTRATIVE	82	78	63	1.26	8	82	78	63	1.26
TOTAL OPER EXP	4.92	4.34	3.09	5.59	8	5.15	4.40	3.09	6.04
FIXED EXPENSES	1.16	1.29	98	1.35	7	1.16	1.29	98	1.35
TOTAL OPER+FIXED	6.03	5.57	4.30	6.53	8	6.24	5.63	4.30	6.53
LEASING EXP	28	09	04	63	6				
TOTAL PAYROLL	65	53	18	96	6				
TOTAL CONTRACT	1.44	1.78	86	1.96	7				

AVG SQFT OFC TEN	3800	7	AVG OFFICE OCCUPANCY	92.4	8
AVG SQFT RET TEN	2558	3	AVG RETAIL OCCUPANCY	97.7	3
AVG SQFT OFC WORK	232	5	AVG RATE YR-END RENT	15.07	7
			RENTABLE GROSS SQFT	93	8

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	58	4	ADMIN TOTAL	1.02	4
PAYROLL			PAYROLL	33	2
CONTRACT	47	4	MGMT FEES	73	4
SUP MAT MISC	04	3	LEGAL FEES	08	3
TRASH REMOVAL	11	3	AUDIT FEES	08	2
			GEN OFC EXP	08	3
REPR MAINT TOTAL	35	4	OTHER ADM EXP	07	1
PAYROLL	34	3			
ELEVATOR	12	2	FIXED EXP TOTAL	1.32	4
HVAC	11	3	REAL ESTATE TAX	85	4
ELECTRICAL	12	1	BUILDING INS	41	4
STRUCT ROOF			PERS PROP TAX		
PLUMBING	03	1	OTHER TAXES	05	3
FIRE LIFE SFTY	00	1			
OTHER MAINT SUP	10	3	LEASING EXPENSES	29	3
			ADV PROMOTION	08	2
UTILITIES TOTAL	97	4	COMM FEES	07	3
ELECTRIC	80	4	TENANT ALTS	88	1
GAS	16	1	BUY OUTS	04	1
FUEL OIL	02	1			
PURCH STEAM			TOTAL PAYROLL	93	3
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	34	3
WATER SEWER	16	3	RDS GROUNDS		
			SECURITY	38	1
RDS GNDS SEC TOT	29	4	ADMINISTRATIVE	33	2
RDS GNDS TOTAL	11	4			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.89	4
RDS GNDS CONTR	09	4	CLEANING	47	4
RDS GNDS OTHER	04	1	REPAIR MAINT	27	4
SECURITY TOTAL	25	2	RDS GROUNDS	09	4
SEC PAYROLL	38	1	SECURITY	13	1
SEC CONTRACTS	13	1	ADMINISTRATIVE	40	4
SEC OTHER					

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U.S. PRIVATE SECTOR
PHILADELPHIA
SUBURBAN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 553,251 SQ FT					487,861 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	12.23	11.40		
RETAIL AREA	9.79	11.36			2				
OTHER AREA	11	11			1				
TOTAL RENT	11.88	11.49			3				
MISCELLANEOUS	2.09	1.51			2				
TOTAL INCOME	13.12	11.49			3				
EXPENSE									
CLEANING	59	46			3	65	48		
REPAIR MAINT	75	56			3	83	57		
UTILITIES	1.69	1.68			3	1.85	1.68		
RDS GNDS SEC	11	29			3	31	29		
ADMINISTRATIVE	17	86			3	92	86		
TOTAL OPER EXP	4.25	3.41			3	4.71	3.53		
FIXED EXPENSES	1.42	1.35			3	1.42	1.35		
TOTAL OPER+FIXED	5.68	4.96			3	6.14	5.08		
LEASING EXP	53	28			3				
TOTAL PAYROLL	82	93			3				
TOTAL CONTRACT	1.29	86			3				

AVG SQFT OFC TEN	2808	3	AVG OFFICE OCCUPANCY	87.5	3
AVG SQFT RET TEN	2572	2	AVG RETAIL OCCUPANCY	97.4	2
AVG SQFT OFC WORK	204	2	AVG RATE YR-END RENT	16.33	3
			RENTABLE GROSS SQFT	96	3

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	63	2	ADMIN TOTAL	1.00	2
PAYROLL			PAYROLL	33	2
CONTRACT	48	2	MGMT FEES	47	2
SUP MAT MISC	07	2	LEGAL FEES	05	2
TRASH REMOVAL	07	2	AUDIT FEES	06	1
			GEN OFC EXP	08	2
REPR MAINT TOTAL	84	2	OTHER ADM EXP	07	1
PAYROLL	44	2			
ELEVATOR	12	2	FIXED EXP TOTAL	1.45	2
HVAC	08	2	REAL ESTATE TAX	68	2
ELECTRICAL	12	1	BUILDING INS	73	2
STRUCT ROOF			PERS PROP TAX		
PLUMBING	03	1	OTHER TAXES	04	2
FIRE LIFE SFTY	00	1			
OTHER MAINT SUP	13	2	LEASING EXPENSES	63	2
			ADV PROMOTION	06	2
UTILITIES TOTAL	1.69	2	COMM FEES	12	2
ELECTRIC	1.48	2	TENANT ALTS	88	1
GAS	16	1	BUY OUTS	04	1
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	96	2
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	44	2
WATER SEWER	13	2	RDS GROUNDS		
			SECURITY	38	1
RDS GNDS SEC TOT	31	2	ADMINISTRATIVE	33	2
RDS GNDS TOTAL	06	2			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.38	2
RDS GNDS CONTR	04	2	CLEANING	48	2
RDS GNDS OTHER	04	1	REPAIR MAINT	24	2
SECURITY TOTAL	25	2	RDS GROUNDS	04	2
SEC PAYROLL	38	1	SECURITY	13	1
SEC CONTRACTS	13	1	ADMINISTRATIVE	56	2
SEC OTHER					

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Phoenix, AZ

U.S. PRIVATE SECTOR
PHOENIX
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS 1,741,501 SQ FT					1,724,872 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					13	11.38	9.93	7.90	13.70
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11.32	9.93	7.98	13.70	13				
MISCELLANEOUS	.17	.14	.06	.35	8				
TOTAL INCOME	11.47	9.93	8.23	13.76	13				
EXPENSE									
CLEANING	.65	.70	.61	.78	13	.65	.70	.63	.79
REPAIR MAINT	1.02	1.03	.70	1.19	13	1.03	1.05	.70	1.19
UTILITIES	1.70	1.74	1.49	2.10	13	1.72	1.74	1.42	2.11
RDS. GNDS SEC	.26	.23	.17	.36	13	.26	.23	.17	.36
ADMINISTRATIVE	.64	.63	.50	.67	8	.64	.63	.50	.67
TOTAL OPER EXP	4.26	4.02	3.79	4.66	13	4.30	4.09	3.79	4.66
FIXED EXPENSES	1.60	1.79	1.42	2.35	11	1.60	1.79	1.42	2.35
TOTAL OPER+FIXED	5.71	5.58	4.92	6.48	13	5.88	5.58	4.97	6.48
LEASING EXP	.27	.23	.04	.43	11				
TOTAL PAYROLL	.77	.60	.25	.98	13				
TOTAL CONTRACT	.88	.82	.68	1.29	13				

AVG SQFT OFC TEN	7215	13	AVG OFFICE OCCUPANCY	89.5	13
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	247	10	AVG RATE YR END RENT	14.42	13
			RENTABLE GROSS SQFT	.88	13

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.70	10
PAYROLL	.09	1
CONTRACT	.59	10
SUP MAT MISC	.06	9
TRASH REMOVAL	.04	10
REPR MAINT TOTAL	.83	10
PAYROLL	.31	5
ELEVATOR	.15	6
HVAC	.13	10
ELECTRICAL	.04	10
STRUCT ROOF	.02	8
PLUMBING	.01	9
FIRE LIFE SFTY	.01	5
OTHER MAINT SUP	.16	10
UTILITIES TOTAL	1.93	10
ELECTRIC	1.78	10
GAS	.05	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.05	10
RDS GNDS SEC TOT	.24	10
RDS GNDS TOTAL	.08	8
RDS GNDS PAYRL	.14	5
RDS GNDS CONTR	.03	3
RDS GNDS OTHER	.05	7
SECURITY TOTAL	.16	5
SEC PAYROLL	.33	1
SEC CONTRACTS	.14	4
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.62	5
PAYROLL	.23	4
MGMT FEES	.24	5
LEGAL FEES	.01	2
AUDIT FEES	.00	1
GEN OFC EXP	.05	5
OTHER ADM EXP	.05	4
FIXED EXP TOTAL	2.30	8
REAL ESTATE TAX	1.57	8
BUILDING INS	.43	8
PERS PROP TAX		
OTHER TAXES	.32	2
LEASING EXPENSES	.16	8
ADV PROMOTION	.02	4
COMM FEES	.16	8
TENANT ALTS	.03	3
BUY OUTS		
TOTAL PAYROLL	.55	10
CLEANING	.09	1
REPAIR MAINT	.31	5
RDS GROUNDS	.14	5
SECURITY	.33	1
ADMINISTRATIVE	.23	4
TOTAL CONTRACTS	.85	10
CLEANING	.59	10
REPAIR MAINT	.19	3
RDS GROUNDS	.03	3
SECURITY	.14	4
ADMINISTRATIVE	.24	3

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U.S. PRIVATE SECTOR
PHOENIX
DOWNTOWN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 568,017 SQ FT					555,081 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	9.83	9.71	7.89	12.37
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9.76	9.57	7.98	12.24	4				
MISCELLANEOUS	.27	.28			3				
TOTAL INCOME	9.97	9.78	8.30	12.25	4				
EXPENSE									
CLEANING	.60	.65	.54	.70	4	.62	.67	.56	.71
REPAIR-MAINT	1.12	1.16	.98	1.32	4	1.15	1.17	.97	1.36
UTILITIES	1.82	1.91	1.48	2.25	4	1.88	1.91	1.52	2.28
RDS GNDS SEC	.19	.18	.15	.26	4	.19	.18	.15	.26
ADMINISTRATIVE	.69	.63	.53	.86	4	.69	.63	.53	.86
TOTAL OPER EXP	4.43	4.43	3.91	5.12	4	4.53	4.57	4.05	5.19
FIXED EXPENSES	1.62	1.67			3	1.62	1.67		
TOTAL OPER+FIXED	5.73	5.23	4.92	6.58	4	6.09	5.37	5.06	6.65
LEASING EXP	.16	.16			3				
TOTAL PAYROLL	.70	.70	.49	1.02	4				
TOTAL CONTRACT	.94	1.01	.68	1.29	4				

AVG SQFT OFC TEN	6396	4	AVG OFFICE OCCUPANCY	87.6	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	297	3	AVG RATE YR END RENT	13.82	4
			RENTABLE GROSS SQFT	.95	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.70	3
PAYROLL		
CONTRACT	.59	3
SUP MAT MISC	.07	2
TRASH REMOVAL	.03	3
REPR MAINT TOTAL	1.11	3
PAYROLL	.31	3
ELEVATOR	.25	3
HVAC	.13	3
ELECTRICAL	.04	3
STRUCT ROOF	.01	2
PLUMBING	.01	3
FIRE LIFE SFTY	.01	3
OTHER MAINT SUP	.16	3
UTILITIES TOTAL	2.12	3
ELECTRIC	2.03	3
GAS	.05	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.05	3
RDS GNDS SEC TOT	.18	3
RDS GNDS TOTAL	.05	2
RDS GNDS PAYRL		
RDS GNDS CONTR	.02	2
RDS GNDS OTHER	.05	1
SECURITY TOTAL	.12	3
SEC PAYROLL	.33	1
SEC CONTRACTS	.11	2
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.63	3
PAYROLL	.26	3
MGMT FEES	.24	3
LEGAL FEES	.01	1
AUDIT FEES	.00	1
GEN OFC EXP	.01	3
OTHER ADM EXP	.10	2
FIXED EXP TOTAL	1.99	2
REAL ESTATE TAX	1.29	2
BUILDING INS	.38	2
PERS PROP TAX		
OTHER TAXES	.64	1
LEASING EXPENSES	.09	2
ADV PROMOTION	.05	2
COMM FEES	.03	1
TENANT ALTS	.02	2
BUY OUTS		
TOTAL PAYROLL	.64	3
CLEANING		
REPAIR MAINT	.31	3
RDS GROUNDS		
SECURITY	.33	1
ADMINISTRATIVE	.26	3
TOTAL CONTRACTS	1.24	3
CLEANING	.59	3
REPAIR MAINT	.44	1
RDS GROUNDS	.02	2
SECURITY	.11	2
ADMINISTRATIVE	.41	2

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U.S. PRIVATE SECTOR
PHOENIX
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 1,103,934 SQ FT					1,100,271 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	12.30	13.44		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12.26	13.44			3				
MISCELLANEOUS	13	10			3				
TOTAL INCOME	12.39	13.54			3				
EXPENSE									
CLEANING	65	64			3	66	65		
REPAIR MAINT	98	1.15			3	98	1.15		
UTILITIES	1.65	1.62			3	1.65	1.62		
RDS GNDS SEC	29	24			3	29	24		
ADMINISTRATIVE	63	62			3	63	67		
TOTAL OPER EXP	4.21	4.17			3	4.22	4.22		
FIXED EXPENSES	1.57	1.63			3	1.57	1.63		
TOTAL OPER+FIXED	5.78	6.09			3	5.79	6.13		
LEASING EXP	31	38			3				
TOTAL PAYROLL	83	79			3				
TOTAL CONTRACT	83	85			3				

AVG SQFT OFC TEN	7895	3	AVG OFFICE OCCUPANCY	90.4	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	226	1	AVG RATE YR END RENT	17.99	3
			RENTABLE GROSS SQFT	85	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	64	1	ADMIN TOTAL	62	1
PAYROLL	09	1	PAYROLL	17	1
CONTRACT	49	1	MGMT FEES	34	1
SUP MAT MISC	04	1	LEGAL FEES	01	1
TRASH REMOVAL	03	1	AUDIT FEES		
REPR MAINT TOTAL	59	1	GEN OFC EXP	08	1
PAYROLL	29	1	OTHER ADM EXP	02	1
ELEVATOR	14	1	FIXED EXP TOTAL	1.92	1
HVAC	04	1	REAL ESTATE TAX	1.57	1
ELECTRICAL	03	1	BUILDING INS	35	1
STRUCT ROOF	02	1	PERS PROP TAX		
PLUMBING	00	1	OTHER TAXES	00	1
FIRE LIFE SFTY	01	1	LEASING EXPENSES	49	1
OTHER MAINT SUP	06	1	ADV PROMOTION	00	1
UTILITIES TOTAL	2.07	1	COMM FEES	16	1
ELECTRIC	2.01	1	TENANT ALTS	33	1
GAS			BUY OUTS		
FUEL OIL			TOTAL PAYROLL	55	1
PURCH STEAM			CLEANING	09	1
PURCH CH WTR			REPAIR MAINT	29	1
COAL			RDS GROUNDS		
WATER SEWER	06	1	SECURITY		
RDS GNDS SEC TOT	24	1	ADMINISTRATIVE	17	1
RDS GNDS TOTAL	08	1	TOTAL CONTRACTS	85	1
RDS GNDS PAYRL			CLEANING	49	1
RDS GNDS CONTR	07	1	REPAIR MAINT	14	1
RDS GNDS OTHER	02	1	RDS GROUNDS	07	1
SECURITY TOTAL	16	1	SECURITY	16	1
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS	16	1			
SEC OTHER					

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U.S. PRIVATE SECTOR
PHOENIX
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	63 BLDS 1,479,089 SQ FT					1,444,007 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					62	11.03	11.92	9.48	12.86
RETAIL AREA	2.76	2.76			1				
OTHER AREA									
TOTAL RENT	11.04	10.80	9.52	13.19	63				
MISCELLANEOUS	11	08	03	20	46				
TOTAL INCOME	11.10	10.90	9.79	13.25	63				
EXPENSE									
CLEANING	64	67	54	85	63	65	67	54	87
REPAIR MAINT	72	72	34	85	62	74	72	34	85
UTILITIES	1.87	1.88	1.52	2.26	63	1.91	1.88	1.52	2.26
RDS GNDS SEC	35	39	35	49	57	35	39	35	49
ADMINISTRATIVE	68	65	59	86	63	68	65	59	86
TOTAL OPER EXP	4.22	4.23	3.90	4.84	63	4.32	4.23	3.90	4.84
FIXED EXPENSES	1.46	1.35	1.21	1.62	63	1.46	1.35	1.21	1.62
TOTAL OPER+FIXED	5.68	5.54	5.12	6.43	63	5.78	5.54	5.12	6.43
LEASING EXP	1.05	1.22	11	2.16	60				
TOTAL PAYROLL	52	43	35	64	20				
TOTAL CONTRACT	1.34	1.42	1.24	1.61	57				

AVG SQFT OFC TEN	3134	57	AVG OFFICE OCCUPANCY	79.0	63
AVG SQFT RET TEN	11697	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	268	22	AVG RATE YR END RENT	15.12	58
			RENTABLE GROSS SQFT	84	63

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	74	25	ADMIN TOTAL	65	25
PAYROLL	28	2	PAYROLL	15	16
CONTRACT	70	25	MGMT FEES	45	18
SUP MAT MISC	06	11	LEGAL FEES	06	15
TRASH REMOVAL	04	12	AUDIT FEES	04	9
REPR MAINT TOTAL	41	25	GEN OFC EXP	07	15
PAYROLL	31	13	OTHER ADM EXP	02	22
ELEVATOR	04	15	FIXED EXP TOTAL	1.45	25
HVAC	08	24	REAL ESTATE TAX	1.16	25
ELECTRICAL	04	21	BUILDING INS	18	25
STRUCT ROOF	04	20	PERS PROP TAX	00	5
PLUMBING	01	14	OTHER TAXES	69	3
FIRE LIFE SFTY	02	14	LEASING EXPENSES	30	22
OTHER MAINT SUP	08	23	ADV PROMOTION	02	21
UTILITIES TOTAL	1.70	25	COMM FEES	20	19
ELECTRIC	1.61	25	TENANT ALTS	15	21
GAS	00	11	BUY OUTS	73	1
FUEL OIL			TOTAL PAYROLL	43	20
PURCH STEAM			CLEANING	28	2
PURCH CH WTR			REPAIR MAINT	31	13
COAL			RDS GROUNDS	01	1
WATER SEWER	11	25	SECURITY		
RDS GNDS SEC TOT	36	25	ADMINISTRATIVE	15	16
RDS GNDS TOTAL	25	25	TOTAL CONTRACTS	1.49	25
RDS GNDS PAYRL	01	1	CLEANING	70	25
RDS GNDS CONTR	24	25	REPAIR MAINT	16	23
RDS GND9 OTHER	03	17	RDS GROUNDS	24	25
SECURITY TOTAL	90	13	SECURITY	11	10
SEC PAYROLL			ADMINISTRATIVE	37	25
SEC CONTRACTS	11	10			
SEC OTHER	02	5			

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Phoenix, AZ

U.S. PRIVATE SECTOR
PHOENIX
SUBURBAN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	195,752 SQ.FT.				195,752 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	12.07	13.66	8.91	16.99
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11.00	13.10	7.33	15.15	7				
MISCELLANEOUS	.06	.05	.01	.74	5				
TOTAL INCOME	11.05	13.15	7.33	15.25	7				
EXPENSE									
CLEANING	.77	.85	.60	1.01	7	.77	.85	.60	1.01
REPAIR-MAINT	.43	.30	.21	.82	7	.43	.30	.21	.82
UTILITIES	1.68	2.19	1.32	2.37	7	1.68	2.19	1.32	2.37
RDS GNDS SEC	.38	.39	.36	.45	7	.38	.39	.36	.45
ADMINISTRATIVE	.61	.64	.41	.97	7	.61	.64	.41	.97
TOTAL OPER EXP	3.87	4.32	3.33	4.88	7	3.87	4.32	3.33	4.88
FIXED EXPENSES	1.01	1.36	.80	1.70	7	1.01	1.36	.80	1.70
TOTAL OPER+FIXED	4.87	5.57	4.13	6.53	7	4.87	5.57	4.13	6.53
LEASING EXP	.83	.08	.05	1.10	4				
TOTAL PAYROLL	.31	.31			2				
TOTAL CONTRACT	1.55	1.57	1.42	1.72	7				

AVG SQFT OFC TEN	2377	7	AVG OFFICE OCCUPANCY	85.0	7
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	266	7	AVG RATE YR-END RENT	15.93	7
			RENTABLE GROSS SQFT	93	7

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.85	7	ADMIN TOTAL	.64	7
PAYROLL			PAYROLL		
CONTRACT	.77	7	MGMT FEES	.47	7
SUP MAT MISC	.06	6	LEGAL FEES	.09	4
TRASH REMOVAL	.04	7	AUDIT FEES	.07	1
			GEN OFC EXP	.07	5
			OTHER ADM EXP	.02	5
REPR MAINT TOTAL	.30	7			
PAYROLL	.31	2	FIXED EXP TOTAL	1.36	7
ELEVATOR	.06	4	REAL ESTATE TAX	.71	7
HVAC	.11	6	BUILDING INS	.17	7
ELECTRICAL	.03	4	PERS PROP TAX		
STRUCT ROOF	.11	3	OTHER TAXES	.90	2
PLUMBING	.00	4			
FIRE LIFE SFTY	.14	3	LEASING EXPENSES	.08	4
OTHER MAINT SUP	.06	5	ADV PROMOTION	.02	3
			COMM FEES	.30	1
UTILITIES TOTAL	2.19	7	TENANT ALTS	.09	3
ELECTRIC	2.09	7	BUY OUTS		
GAS	.00	3			
FUEL OIL			TOTAL PAYROLL	.31	2
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT	.31	2
COAL			RDS GROUNDS		
WATER SEWER	.11	7	SECURITY		
			ADMINISTRATIVE		
RDS GNDS SEC TOT	.39	7			
RDS GNDS TOTAL	.32	7	TOTAL CONTRACTS	1.57	7
RDS GNDS PAYRL			CLEANING	.77	7
RDS GNDS CONTR	.30	7	REPAIR MAINT	.16	5
RDS GNDS OTHER	.02	6	RDS GROUNDS	.30	7
SECURITY TOTAL	.10	7	SECURITY	.12	4
SEC PAYROLL			ADMINISTRATIVE	.30	7
SEC CONTRACTS	.12	4			
SEC OTHER	.02	5			

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
PHOENIX
SUBURBAN 100,000 ₹ 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	495,028 SQ.FT.				459,936 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	12.19	12.15		
RETAIL AREA	2.76	2.76			1				
OTHER AREA									
TOTAL RENT	12.45	11.92			3				
MISCELLANEOUS	.04	.04			1				
TOTAL INCOME	12.47	11.92			3				
EXPENSE									
CLEANING	.69	.71			3	.74	.71		
REPAIR-MAINT	.77	.91			3	.83	.96		
UTILITIES	2.05	1.63			3	2.20	1.63		
RDS GNDS SEC	.24	.18			3	.24	.18		
ADMINISTRATIVE	.66	.65			3	.66	.65		
TOTAL OPER EXP	4.41	4.14			3	4.75	4.14		
FIXED EXPENSES	1.90	1.92			3	1.90	1.92		
TOTAL OPER+FIXED	6.31	6.18			3	6.65	6.18		
LEASING EXP	1.12	1.22			3				
TOTAL PAYROLL	.55	.56			3				
TOTAL CONTRACT	1.20	1.49			3				

AVG SQFT OFC TEN	4676	3	AVG OFFICE OCCUPANCY	87.4	3
AVG SQFT RET TEN	11697	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	341	3	AVG RATE YR-END RENT	16.83	3
			RENTABLE GROSS SQFT	93	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.71	3	ADMIN TOTAL	.65	3
PAYROLL	.28	2	PAYROLL	.24	1
CONTRACT	.53	3	MGMT FEES	.49	3
SUP MAT MISC	.05	2	LEGAL FEES	.03	3
TRASH REMOVAL	.06	2	AUDIT FEES	.00	1
			GEN OFC EXP	.08	2
			OTHER ADM EXP	.02	2
REPR MAINT TOTAL	.91	3			
PAYROLL	.29	3	FIXED EXP TOTAL	1.92	3
ELEVATOR	.02	3	REAL ESTATE TAX	1.16	3
HVAC	.07	3	BUILDING INS	.19	3
ELECTRICAL	.06	2	PERS PROP TAX	.34	2
STRUCT ROOF	.07	2	OTHER TAXES	.69	1
PLUMBING	.01	2			
FIRE LIFE SFTY	.00	3	LEASING EXPENSES	1.22	3
OTHER MAINT SUP	.09	3	ADV PROMOTION	.00	3
			COMM FEES	.20	3
UTILITIES TOTAL	1.63	3	TENANT ALTS	.15	3
ELECTRIC	1.49	3	BUY OUTS	.73	1
GAS	.00	1			
FUEL OIL			TOTAL PAYROLL	.56	3
PURCH STEAM			CLEANING	.28	2
PURCH CH WTR			REPAIR MAINT	.29	3
COAL			RDS GROUNDS	.01	1
WATER SEWER	.14	3	SECURITY		
			ADMINISTRATIVE	.24	1
RDS GNDS SEC TOT	.18	3			
RDS GNDS TOTAL	.13	3	TOTAL CONTRACTS	1.49	3
RDS GNDS PAYRL	.01	1	CLEANING	.53	3
RDS GNDS CONTR	.13	3	REPAIR MAINT	.20	3
RDS GNDS OTHER	.05	1	RDS GROUNDS	.13	3
SECURITY TOTAL	.06	3	SECURITY	.06	3
SEC PAYROLL			ADMINISTRATIVE	.49	3
SEC CONTRACTS	.06	3			
SEC OTHER					

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Pittsburgh, PA

U.S. PRIVATE SECTOR
PITTSBURGH
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	47 BLDS 15,497,324 SQ. FT.					14,843,352 SQ. FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					41	17.89	13.83	10.58	17.59
RETAIL AREA	15.46	13.78	8.65	19.73	23				
OTHER AREA	8.68	7.60	5.61	9.98	7				
TOTAL RENT	17.62	13.69	11.79	16.71	41				
MISCELLANEOUS	.35	.11	.07	.34	27				
TOTAL INCOME	17.87	13.92	11.81	16.89	41				
EXPENSE									
CLEANING	1.24	1.18	.71	1.39	46	1.30	1.21	.79	1.55
REPAIR-MAINT	1.38	1.26	.83	1.53	47	1.46	1.31	.93	1.65
UTILITIES	1.89	1.83	1.30	2.21	47	1.97	1.92	1.42	2.32
RDS GRDS SEC	.61	.50	.29	.82	43	.61	.50	.29	.82
ADMINISTRATIVE	.58	.67	.44	.81	46	.58	.67	.44	.81
TOTAL OPER EXP	5.87	5.40	4.22	6.57	47	5.96	5.75	4.22	7.20
FIXED EXPENSES	2.87	2.01	1.51	2.67	45	2.87	2.01	1.51	2.67
TOTAL OPER+FIXED	8.50	7.70	6.18	8.70	47	8.83	7.99	6.39	9.38
LEASING EXP	1.45	.32	.11	1.39	29				
TOTAL PAYROLL	1.26	.83	.53	2.35	42				
TOTAL CONTRACT	1.91	1.48	.82	2.01	46				

AVG SQFT OFC TEN	15213	42	AVG OFFICE OCCUPANCY	87.9	47
AVG SQFT RET TEN	3216	28	AVG RETAIL OCCUPANCY	90.1	30
AVG SQFT OFC WORK	252	39	AVG RATE YR-END RENT	17.49	39
			RENTABLE GROSS SQFT	.92	47

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.18	43	ADMIN TOTAL	.86	43
PAYROLL	1.25	13	PAYROLL	.26	30
CONTRACT	.73	41	MGMT FEES	.28	39
SUP MAT MISC	.04	33	LEGAL FEES	.02	25
TRASH REMOVAL	.02	36	AUDIT FEES	.02	10
			GEN OFC EXP	.02	30
REPR MAINT TOTAL	1.24	43	OTHER ADM EXP	.04	35
PAYROLL	.53	27			
ELEVATOR	.20	42	FIXED EXP TOTAL	2.01	42
HVAC	.19	41	REAL ESTATE TAX	1.89	40
ELECTRICAL	.06	40	BUILDING INS	.22	37
STRUCT ROOF	.02	7	PERS PROP TAX	.04	2
PLUMBING	.01	38	OTHER TAXES	.08	21
FIRE LIFE SFTY	.06	15			
OTHER MAINT SUP	.19	41	LEASING EXPENSES	.36	27
			ADV PROMOTION	.05	22
UTILITIES TOTAL	1.83	43	COMM FEES	.19	19
ELECTRIC	1.35	43	TENANT ALTS	.70	12
GAS	.19	30	BUY-OUTS	2.92	2
FUEL OIL	.00	2			
PURCH STEAM	.58	11	TOTAL PAYROLL	.79	39
PURCH CH WTR	.37	5	CLEANING	1.25	13
COAL	.04	1	REPAIR MAINT	.53	27
WATER SEWER	.06	42	RDS GROUNDS	.72	4
			SECURITY	.39	13
RDS GRDS SEC TOT	.47	40	ADMINISTRATIVE	.26	30
RDS GRDS TOTAL	.09	23			
RDS GRDS PAYRL	.72	4	TOTAL CONTRACTS	1.59	43
RDS GRDS CONTR	.02	16	CLEANING	.73	41
RDS GRDS OTHER	.29	4	REPAIR MAINT	.46	28
SECURITY TOTAL	.39	35	RDS GROUNDS	.02	18
SEC PAYROLL	.39	13	SECURITY	.23	30
SEC CONTRACTS	.23	30	ADMINISTRATIVE	.31	31
SEC OTHER	.01	16			

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U.S. PRIVATE SECTOR
PITTSBURGH
DOWNTOWN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS 207,733 SQ. FT.					187,081 SQ. FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					8	8.31	8.49	2.07	16.48
RETAIL AREA	17.44	16.94			2				
OTHER AREA									
TOTAL RENT	9.23	11.74	3.88	15.80	6				
MISCELLANEOUS	.06	.06			2				
TOTAL INCOME	9.26	11.74	3.91	15.82	6				
EXPENSE									
CLEANING	.76	.57	.30	1.21	7	.84	.70	.38	1.21
REPAIR-MAINT	.72	.70	.47	.90	8	.80	.77	.52	1.03
UTILITIES	1.70	1.75	1.32	2.26	8	1.89	1.75	1.48	2.59
RDS GRDS SEC	.64	.35	.03	1.15	7	.64	.35	.03	1.15
ADMINISTRATIVE	.48	.47	.29	.96	7	.48	.47	.29	.96
TOTAL OPER EXP	4.28	4.22	2.54	5.49	8	4.76	4.22	2.95	6.49
FIXED EXPENSES	1.96	1.80	1.34	2.14	7	1.96	1.80	1.34	2.14
TOTAL OPER+FIXED	6.14	6.23	3.78	7.45	8	6.76	6.64	3.78	8.26
LEASING EXP	.36	.36			2				
TOTAL PAYROLL	.60	.61	.22	.92	5				
TOTAL CONTRACT	1.30	1.16	.83	1.90	7				

AVG SQFT OFC TEN	2468	8	AVG OFFICE OCCUPANCY	71.1	8
AVG SQFT RET TEN	2767	3	AVG RETAIL OCCUPANCY	74.1	3
AVG SQFT OFC WORK	193	5	AVG RATE YR-END RENT	14.08	6
			RENTABLE GROSS SQFT	.94	8

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.57	7	ADMIN TOTAL	.47	7
PAYROLL	.66	2	PAYROLL	.10	3
CONTRACT	.55	7	MGMT FEES	.47	7
SUP MAT MISC	.00	3	LEGAL FEES	.01	3
TRASH REMOVAL	.04	5	AUDIT FEES	.04	1
			GEN OFC EXP	.02	4
REPR MAINT TOTAL	.80	7	OTHER ADM EXP	.01	4
PAYROLL	.39	2			
ELEVATOR	.13	7	FIXED EXP TOTAL	1.87	6
HVAC	.20	6	REAL ESTATE TAX	1.80	5
ELECTRICAL	.02	7	BUILDING INS	.20	4
STRUCT ROOF	.07	1	PERS PROP TAX		
PLUMBING	.03	6	OTHER TAXES	.10	1
FIRE LIFE SFTY	.05	2			
OTHER MAINT SUP	.12	7	LEASING EXPENSES	.36	2
			ADV PROMOTION	.00	2
UTILITIES TOTAL	1.89	7	COMM FEES	.36	2
ELECTRIC	1.70	7	TENANT ALTS		
GAS	.25	7	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.61	5
PURCH CH WTR			CLEANING	.66	2
COAL	.04	1	REPAIR MAINT	.39	2
WATER SEWER	.05	7	RDS GROUNDS		
			SECURITY	.52	1
RDS GRDS SEC TOT	.35	7	ADMINISTRATIVE	.10	3
RDS GRDS TOTAL	1.26	2			
RDS GRDS PAYRL			TOTAL CONTRACTS	1.16	7
RDS GRDS CONTR	.01	1	CLEANING	.55	7
RDS GRDS OTHER	1.25	2	REPAIR MAINT	.47	5
SECURITY TOTAL	.20	7	RDS GROUNDS	.01	1
SEC PAYROLL	.52	1	SECURITY	.16	6
SEC CONTRACTS	.16	6	ADMINISTRATIVE	.41	4
SEC OTHER	.01	3			

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U.S. PRIVATE SECTOR
PITTSBURGH
DOWNTOWN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	430,959 SQ FT				402,533 SQ FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					7	11.48	12.04	9.15	15.62
RETAIL AREA	21.25	23.49			2				
OTHER AREA									
TOTAL RENT	11.41	12.20	9.15	14.49	7				
MISCELLANEOUS	.47	.34			3				
TOTAL INCOME	11.59	12.20	10.26	14.49	7				
EXPENSE									
CLEANING	.67	.66	.41	.84	7	.72	.66	.48	.86
REPAIR-MAINT	.99	.77	.45	.94	7	1.06	.77	.53	1.18
UTILITIES	1.16	1.19	.40	1.80	7	1.24	1.19	.47	1.80
RDS. GNDS. SEC	.23	.23	.19	.32	7	.23	.23	.19	.32
ADMINISTRATIVE	.64	.67	.52	.86	7	.64	.67	.52	.86
TOTAL OPER EXP	3.69	2.95	2.44	4.73	7	3.95	3.08	2.95	4.73
FIXED EXPENSES	1.78	1.65	1.45	2.11	7	1.78	1.65	1.45	2.11
TOTAL OPER+FIXED	5.47	5.57	4.31	6.18	7	5.73	5.57	4.76	6.46
LEASING EXP	.38	.28	.05	.60	4				
TOTAL PAYROLL	1.05	.38	.28	2.69	5				
TOTAL CONTRACT	1.34	1.19	.81	2.00	7				

AVG SQFT OFC TEN	3814	6	AVG OFFICE OCCUPANCY	86.1	7
AVG SQFT RET TEN	1245	2	AVG RETAIL OCCUPANCY	98.0	2
AVG SQFT OFC WORK	310	6	AVG RATE YR-END RENT	16.33	6
			RENTABLE GROSS SQFT	.95	7

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.66	7	ADMIN TOTAL	.67	7
PAYROLL	1.53	1	PAYROLL	.13	3
CONTRACT	.53	6	MGMT FEES	.59	6
SUP MAT MISC	.01	4	LEGAL FEES	.03	3
TRASH REMOVAL	.02	4	AUDIT FEES	.02	5
			GEN OFC EXP	.03	4
			OTHER ADM EXP	.04	3
REPR MAINT TOTAL	.77	7			
PAYROLL	.30	5	FIXED EXP TOTAL	1.65	7
ELEVATOR	.11	6	REAL ESTATE TAX	1.45	6
HVAC	.10	6	BUILDING INS	.21	7
ELECTRICAL	.06	4	PERS PROP TAX		
STRUCT ROOF	.02	1	OTHER TAXES	.05	4
PLUMBING	.01	4			
FIRE LIFE SFTY	.01	1	LEASING EXPENSES	.28	4
OTHER MAINT SUP	.22	6	ADV PROMOTION	.05	3
			COMM FEES	.24	3
UTILITIES TOTAL	1.19	7	TENANT ALTS	.33	2
ELECTRIC	.96	7	BUY OUTS		
GAS	.14	7			
FUEL OIL			TOTAL PAYROLL	.38	5
PURCH STEAM			CLEANING	1.53	1
PURCH CH WTR			REPAIR MAINT	.30	5
COAL			RDS GROUNDS		
WATER SEWER	.02	6	SECURITY	.27	1
			ADMINISTRATIVE	.13	3
RDS GNDS SEC TOT	.23	7			
RDS GNDS TOTAL	.05	1	TOTAL CONTRACTS	1.19	7
RDS GNDS PAYRL			CLEANING	.53	6
RDS GNDS CONTR	.05	1	REPAIR MAINT	.35	5
RDS GNDS OTHER			RDS GROUNDS	.05	1
SECURITY TOTAL	.23	7	SECURITY	.21	6
SEC PAYROLL	.27	1	ADMINISTRATIVE	.57	6
SEC CONTRACTS	.21	6			
SEC OTHER	.02	4			

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U.S. PRIVATE SECTOR
PITTSBURGH
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	2,755,362 SQ FT				2,623,510 SQ FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					11	14.31	13.91	13.51	17.04
RETAIL AREA	10.92	9.79	3.86	15.51	8				
OTHER AREA	5.61	5.61			1				
TOTAL RENT	14.13	13.91	13.17	16.53	11				
MISCELLANEOUS	.20	.10	.07	.13	11				
TOTAL INCOME	14.34	14.15	13.68	16.85	11				
EXPENSE									
CLEANING	1.29	1.30	1.14	1.54	12	1.36	1.44	1.15	1.68
REPAIR-MAINT	1.72	1.69	1.32	2.09	12	1.80	1.75	1.34	2.35
UTILITIES	1.97	2.19	1.35	2.46	12	2.07	2.30	1.63	2.64
RDS GNDS SEC	.64	.61	.49	.82	12	.64	.61	.49	.82
ADMINISTRATIVE	.67	.73	.59	.77	12	.67	.73	.59	.77
TOTAL OPER EXP	6.29	6.27	5.33	7.49	12	6.60	6.67	5.78	8.05
FIXED EXPENSES	2.96	2.20	1.50	3.41	11	2.96	2.20	1.50	3.41
TOTAL OPER+FIXED	9.02	8.30	7.52	10.51	12	9.58	8.60	7.54	10.85
LEASING EXP	1.56	1.39	.49	2.48	9				
TOTAL PAYROLL	2.27	2.43	.98	3.25	12				
TOTAL CONTRACT	1.08	.91	.67	1.62	12				

AVG SQFT OFC TEN	11932	11	AVG OFFICE OCCUPANCY	83.0	12
AVG SQFT RET TEN	2181	7	AVG RETAIL OCCUPANCY	82.8	8
AVG SQFT OFC WORK	237	6	AVG RATE YR END RENT	17.52	8
			RENTABLE GROSS SQFT	.92	12

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.25	9	ADMIN TOTAL	.73	9
PAYROLL	1.28	5	PAYROLL	.27	7
CONTRACT	.14	9	MGMT FEES	.26	9
SUP MAT MISC	.07	9	LEGAL FEES	.02	6
TRASH REMOVAL	.02	9	AUDIT FEES	.06	1
			GEN OFC EXP	.03	7
			OTHER ADM EXP	.06	9
REPR MAINT TOTAL	1.67	9			
PAYROLL	.82	8	FIXED EXP TOTAL	2.20	9
ELEVATOR	.19	9	REAL ESTATE TAX	1.97	9
HVAC	.19	9	BUILDING INS	.24	8
ELECTRICAL	.07	9	PERS PROP TAX	.07	1
STRUCT ROOF			OTHER TAXES	.10	5
PLUMBING	.02	8			
FIRE LIFE SFTY	.08	3	LEASING EXPENSES	2.09	6
OTHER MAINT SUP	.29	9	ADV PROMOTION	.11	4
			COMM FEES	.20	5
UTILITIES TOTAL	2.28	9	TENANT ALTS	1.66	5
ELECTRIC	1.56	9	BUY OUTS		
GAS	.27	6			
FUEL OIL			TOTAL PAYROLL	1.71	9
PURCH STEAM	.74	2	CLEANING	1.28	5
PURCH CH WTR			REPAIR MAINT	.82	8
COAL			RDS GROUNDS	.92	1
WATER SEWER	.08	9	SECURITY	.37	6
			ADMINISTRATIVE	.27	7
RDS GNDS SEC TOT	.69	9			
RDS GNDS TOTAL	.09	7	TOTAL CONTRACTS	1.20	9
RDS GNDS PAYRL	.92	1	CLEANING	.14	9
RDS GNDS CONTR	.05	8	REPAIR MAINT	.45	8
RDS GNDS OTHER			RDS GROUNDS	.05	6
SECURITY TOTAL	.56	8	SECURITY	.26	6
SEC PAYROLL	.37	8	ADMINISTRATIVE	.33	7
SEC CONTRACTS	.26	6			
SEC OTHER	.01	6			

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U.S. PRIVATE SECTOR
PITTSBURGH
DOWNTOWN 300,000 - 600,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS 5,002,678 SQ.FT.					4,727,753 SQ.FT.			
	DOLLARS SQ.FT.		MID RANGE		# BLDS	DOLLAR SQ.FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					10	13.79	13.80	11.50	18.89
RETAIL AREA	14.20	8.20	3.56	19.39	8				
OTHER AREA	9.11	8.61	5.07	11.67	6				
TOTAL RENT	13.88	13.42	11.42	17.28	10				
MISCELLANEOUS	.43	.14	.09	.74	9				
TOTAL INCOME	14.08	13.49	11.74	17.41	10				
EXPENSE									
CLEANING	1.28	1.30	1.13	1.33	12	1.35	1.33	1.19	1.44
REPAIR-MAINT	1.40	1.28	1.24	1.49	12	1.48	1.38	1.31	1.53
UTILITIES	2.01	1.93	1.82	2.14	12	2.11	2.04	1.91	2.27
RDS GNDS SEC	.61	.59	.29	.86	11	.61	.59	.29	.86
ADMINISTRATIVE	.72	.77	.66	.87	12	.72	.77	.66	.87
TOTAL OPER EXP	5.98	5.71	5.40	6.57	12	6.30	6.03	5.62	6.99
FIXED EXPENSES	2.20	2.02	1.82	2.51	12	2.20	2.07	1.82	2.51
TOTAL OPER+FIXED	8.18	8.15	7.42	8.88	12	8.50	8.31	7.67	9.30
LEASING EXP	1.37	.14	.09	1.85	9				
TOTAL PAYROLL	1.46	.71	.53	1.77	12				
TOTAL CONTRACT	1.63	1.61	1.22	2.11	12				

AVG SQFT OFC TEN	10709	11	AVG OFFICE OCCUPANCY	90.2	12
AVG SQFT RET TEN	2871	11	AVG RETAIL OCCUPANCY	98.9	12
AVG SQFT OFC WORK	268	11	AVG RATE YR END RENT	19.09	11
			RENTABLE GROSS SQFT	97	12

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.30	12	ADMIN TOTAL	.77	12
PAYROLL	1.22	4	PAYROLL	.41	11
CONTRACT	1.10	12	MGMT FEES	.26	10
SUP MAT MISC	.02	11	LEGAL FEES	.03	8
TRASH REMOVAL	.02	12	AUDIT FEES	.02	2
REPR MAINT TOTAL	1.28	12	GEN OFC EXP	.03	12
PAYROLL	.65	6	OTHER ADM EXP	.06	11
ELEVATOR	.31	12	FIXED EXP TOTAL	2.02	12
HVAC	.36	12	REAL ESTATE TAX	1.66	12
ELECTRICAL	.08	12	BUILDING INS	.25	11
STRUCT ROOF	.01	2	PERS PROP TAX		
PLUMBING	.01	12	OTHER TAXES	.08	9
FIRE LIFE SFTY	.09	5	LEASING EXPENSES	.14	9
OTHER MAINT SUP	.20	12	ADV PROMOTION	.13	8
UTILITIES TOTAL	1.93	12	COMM FEES	.18	4
ELECTRIC	1.39	12	TENANT ALTS	4.00	2
GAS	.16	5	BUY OUTS		
FUEL OIL	.00	1	TOTAL PAYROLL	.71	12
PURCH STEAM	.56	7	CLEANING	1.22	4
PURCH CH WTR	.38	4	REPAIR MAINT	.65	6
COAL			RDS GROUNDS	.59	3
WATER SEWER	.07	12	SECURITY	.97	3
RDS GNDS SEC TOT	.59	11	ADMINISTRATIVE	.41	11
RDS GNDS TOTAL	.57	8	TOTAL CONTRACTS	1.61	12
RDS GNDS PAYRL	.59	3	CLEANING	1.10	12
RDS GNDS CONTR	.01	5	REPAIR MAINT	.39	7
RDS GNDS OTHER	.54	1	RDS GROUNDS	.01	5
SECURITY TOTAL	.30	7	SECURITY	.22	6
SEC PAYROLL	.97	3	ADMINISTRATIVE	.31	10
SEC CONTRACTS	.22	6			
SEC OTHER	.01	3			

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U.S. PRIVATE SECTOR
PITTSBURGH
DOWNTOWN MORE THAN 600,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS 6,977,494 SQ.FT.					6,579,377 SQ.FT.			
	DOLLARS SQ.FT.		MID RANGE		# BLDS	DOLLAR SQ.FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	24.49	25.36	19.92	26.49
RETAIL AREA	18.36	21.26			3				
OTHER AREA									
TOTAL RENT	23.95	25.05	18.39	26.53	5				
MISCELLANEOUS	.42	.42			2				
TOTAL INCOME	24.11	25.05	18.54	26.80	5				
EXPENSE									
CLEANING	1.25	1.26	.98	1.63	6	1.32	1.37	.99	1.77
REPAIR-MAINT	1.30	1.29	.95	1.50	6	1.37	1.31	1.09	1.59
UTILITIES	1.84	1.76	1.28	2.18	6	1.89	1.79	1.33	2.29
RDS GNDS SEC	.61	.45	.42	1.00	6	.61	.45	.42	1.00
ADMINISTRATIVE	.45	.48	.28	.56	6	.45	.48	.28	.56
TOTAL OPER EXP	5.44	4.96	4.44	6.63	6	5.70	5.39	4.58	7.02
FIXED EXPENSES	3.46	3.82	1.40	4.20	6	3.46	3.82	1.40	4.20
TOTAL OPER+FIXED	8.91	8.70	7.12	9.63	6	9.17	9.01	7.52	9.88
LEASING EXP	1.57	.48	.09	3.39	4				
TOTAL PAYROLL	.76	.80	.42	1.64	6				
TOTAL CONTRACT	2.52	2.30	1.56	3.12	6				

AVG SQFT OFC/TEN	37969	6	AVG OFFICE OCCUPANCY	88.9	6
AVG SQFT RET TEN	4678	5	AVG RETAIL OCCUPANCY	88.6	5
AVG SQFT OFC WORK	242	6	AVG RATE YR END RENT	21.42	6
			RENTABLE GROSS SQFT	88	6

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.26	6	ADMIN TOTAL	.48	6
PAYROLL	1.23	1	PAYROLL	.24	6
CONTRACT	1.15	5	MGMT FEES	.13	5
SUP MAT MISC	.04	6	LEGAL FEES	.00	3
TRASH REMOVAL	.04	6	AUDIT FEES	.01	1
REPR MAINT TOTAL	1.29	6	GEN OFC EXP	.02	3
PAYROLL	.63	4	OTHER ADM EXP	.00	6
ELEVATOR	.26	5	FIXED EXP TOTAL	3.82	6
HVAC	.19	6	REAL ESTATE TAX	3.62	6
ELECTRICAL	.06	6	BUILDING INS	.08	5
STRUCT ROOF	.11	3	PERS PROP TAX	.00	1
PLUMBING	.02	6	OTHER TAXES	.15	2
FIRE LIFE SFTY	.08	4	LEASING EXPENSES	.48	4
OTHER MAINT SUP	.08	5	ADV PROMOTION	.03	3
UTILITIES TOTAL	1.76	6	COMM FEES	.05	3
ELECTRIC	1.25	6	TENANT ALTS	.05	3
GAS	.26	3	BUY OUTS	2.92	2
FUEL OIL	.01	1	TOTAL PAYROLL	.80	6
PURCH STEAM	.49	2	CLEANING	1.23	1
PURCH CH WTR	.30	1	REPAIR MAINT	.63	4
COAL			RDS GROUNDS		
WATER SEWER	.07	6	SECURITY	.13	2
RDS GNDS SEC TOT	.45	6	ADMINISTRATIVE	.24	6
RDS GNDS TOTAL	.07	5	TOTAL CONTRACTS	2.30	6
RDS GNDS PAYRL			CLEANING	1.15	5
RDS GNDS CONTR	.07	5	REPAIR MAINT	.83	5
RDS GNDS OTHER	.03	1	RDS GROUNDS	.07	5
SECURITY TOTAL	.43	6	SECURITY	.42	6
SEC PAYROLL	.13	2	ADMINISTRATIVE	.13	4
SEC CONTRACTS	.42	6			
SEC OTHER	.02	2			

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Pittsburgh, PA

U.S. PRIVATE SECTOR
PITTSBURGH
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS 1,314,983 SQ.FT.					1,294,887 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					19	10.12	11.96	9.50	14.49
RETAIL AREA	13.56	13.56			1				
OTHER AREA									
TOTAL RENT	10.50	13.01	9.56	14.88	19				
MISCELLANEOUS	.12	.06	.01	.13	7				
TOTAL INCOME	10.55	13.02	9.61	15.17	19				
EXPENSE									
CLEANING	.57	.58	.50	.78	19	.58	.58	.50	.78
REPAIR-MAINT	1.04	.64	.56	.93	19	1.05	.64	.56	1.02
UTILITIES	1.89	1.63	1.40	2.11	19	1.90	1.53	1.40	2.15
RDS. GNDS. SEC	.35	.28	.15	.48	18	.35	.28	.15	.48
ADMINISTRATIVE	.70	.61	.41	.80	19	.70	.61	.41	.80
TOTAL OPER EXP	4.52	3.88	3.31	5.42	19	4.57	4.13	3.31	5.63
FIXED EXPENSES	1.64	1.69	1.37	2.48	18	1.64	1.69	1.37	2.48
TOTAL OPER+FIXED	6.05	6.08	5.10	7.11	19	6.33	6.19	5.10	7.12
LEASING EXP	.19	.17	.09	.31	12				
TOTAL PAYROLL	.80	.28	.23	.51	17				
TOTAL CONTRACT	1.39	1.56	.62	2.44	18				

AVG SQFT OFC TEN	3665	17	AVG OFFICE OCCUPANCY	87.3	18
AVG SQFT RET TEN	2868	3	AVG RETAIL OCCUPANCY	100.0	4
AVG SQFT OFC WORK	300	16	AVG RATE YR-END RENT	16.45	19
			RENTABLE GROSS SQFT	.95	19

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.58	17	ADMIN TOTAL	.60	17
PAYROLL	.67	5	PAYROLL	.11	11
CONTRACT	.50	16	MGMT FEES	.37	13
SUP MAT MISC	.03	12	LEGAL FEES	.06	9
TRASH REMOVAL	.03	11	AUDIT FEES	.01	3
			GEN OFC EXP	.02	14
REPR MAINT TOTAL	.64	17	OTHER ADM EXP	.04	12
PAYROLL	.25	17			
ELEVATOR	.09	17	FIXED EXP TOTAL	1.50	16
HVAC	.17	16	REAL ESTATE TAX	1.39	15
ELECTRICAL	.04	17	BUILDING INS	.14	16
STRUCT ROOF	.02	10	PERS PROP TAX		
PLUMBING	.02	13	OTHER TAXES	.09	9
FIRE LIFE SFTY	.01	9			
OTHER MAINT SUP	.15	17	LEASING EXPENSES		
			ADV PROMOTION	.14	10
UTILITIES TOTAL	1.66	17	COMM FEES	.02	7
ELECTRIC	1.38	17	TENANT ALTS	.09	9
GAS	.26	10	BUY OUTS	.04	3
FUEL OIL	.01	4			
PURCH STEAM	1.62	1	TOTAL PAYROLL	.28	17
PURCH CH WTR			CLEANING	.67	5
COAL			REPAIR MAINT	.25	17
WATER SEWER	.07	17	RDS GROUNDS		
			SECURITY	.15	1
RDS GNDS SEC TOT	.26	17	ADMINISTRATIVE	.11	11
RDS GNDS TOTAL	.11	13			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.51	17
RDS GNDS CONTR	.11	13	CLEANING	.50	16
RDS GNDS OTHER	.01	6	REPAIR MAINT	.34	15
SECURITY TOTAL	.18	17	RDS GROUNDS	.11	13
SEC PAYROLL	.15	1	SECURITY	.20	16
SEC CONTRACTS	.20	16	ADMINISTRATIVE	.53	8
SEC OTHER	.01	7			

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U.S. PRIVATE SECTOR
PITTSBURGH
SUBURBAN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 110,703 SQ.FT.					101,548 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	13.80	14.34		
RETAIL AREA	13.56	13.56			1				
OTHER AREA									
TOTAL RENT	13.85	13.95			3				
MISCELLANEOUS	.28	.04			3				
TOTAL INCOME	14.13	15.35			3				
EXPENSE									
CLEANING	.95	.93			3	.95	.93		
REPAIR-MAINT	1.06	1.10			3	1.06	1.10		
UTILITIES	1.97	2.15			3	1.97	2.15		
RDS. GNDS. SEC	.70	.46			3	.70	.46		
ADMINISTRATIVE	.64	.81			3	.64	.81		
TOTAL OPER EXP	5.31	5.61			3	5.43	5.61		
FIXED EXPENSES	1.56	1.48			3	1.56	1.48		
TOTAL OPER+FIXED	6.87	7.00			3	6.99	7.11		
LEASING EXP	.19	.24			3				
TOTAL PAYROLL	.51	.51			2				
TOTAL CONTRACT	2.90	3.08			3				

AVG SQFT OFC TEN	1136	3	AVG OFFICE OCCUPANCY	95.1	3
AVG SQFT RET TEN	2289	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	233	2	AVG RATE YR-END RENT	14.92	3
			RENTABLE GROSS SQFT	.96	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.96	2	ADMIN TOTAL	.61	2
PAYROLL			PAYROLL	.11	1
CONTRACT	.91	2	MGMT FEES	.39	2
SUP MAT MISC	.02	2	LEGAL FEES	.07	2
TRASH REMOVAL	.03	2	AUDIT FEES	.02	1
			GEN OFC EXP	.07	2
REPR MAINT TOTAL	1.19	2	OTHER ADM EXP	.04	1
PAYROLL	.45	2			
ELEVATOR	.16	2	FIXED EXP TOTAL	1.44	2
HVAC	.28	2	REAL ESTATE TAX	1.21	2
ELECTRICAL	.04	2	BUILDING INS	.19	2
STRUCT ROOF	.03	1	PERS PROP TAX		
PLUMBING	.02	2	OTHER TAXES	.09	1
FIRE LIFE SFTY	.01	1			
OTHER MAINT SUP	.20	2	LEASING EXPENSES		
			ADV PROMOTION	.15	2
UTILITIES TOTAL	2.15	2	COMM FEES	.09	2
ELECTRIC	1.69	2	TENANT ALTS	.03	2
GAS	.37	2	BUY OUTS	.04	1
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.51	2
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.45	2
WATER SEWER	.09	2	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.72	2	ADMINISTRATIVE	.11	1
RDS GNDS TOTAL	.29	2			
RDS GNDS PAYRL			TOTAL CONTRACTS	2.76	2
RDS GNDS CONTR	.29	2	CLEANING	.91	2
RDS GNDS OTHER	.01	2	REPAIR MAINT	.74	2
SECURITY TOTAL	.43	2	RDS GROUNDS	.29	2
SEC PAYROLL			SECURITY	.42	2
SEC CONTRACTS	.42	2	ADMINISTRATIVE	.79	1
SEC OTHER	.01	1			

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Pittsburgh, PA
Portland, OR

U.S. PRIVATE SECTOR
PITTSBURGH
SUBURBAN 50,000 - 100,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	832,092 SQ.FT.				821,171 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					10	12.56	12.42	9.82	15.08
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13.06	13.54	10.52	15.23	10				
MISCELLANEOUS	.07	.06			3				
TOTAL INCOME	13.08	13.54	10.58	15.26	10				
EXPENSE									
CLEANING	.60	.57	.48	.68	10	.60	.57	.48	.73
REPAIR MAINT	.65	.61	.56	.79	10	.66	.61	.56	.88
UTILITIES	1.66	1.56	1.40	1.94	10	1.69	1.56	1.40	2.20
RDS GNDS SEC	.28	.22	.14	.37	9	.28	.22	.14	.37
ADMINISTRATIVE	.80	.61	.46	.76	10	.80	.61	.46	.76
TOTAL OPER EXP	3.96	3.83	3.08	5.18	10	4.01	3.65	3.08	5.47
FIXED EXPENSES	2.01	2.01	1.53	2.58	9	2.01	2.01	1.53	2.58
TOTAL OPER+FIXED	5.76	6.08	4.09	7.46	10	6.15	6.09	4.09	7.46
LEASING EXP	.18	.14	.09	.31	8				
TOTAL PAYROLL	.38	.27	.23	.36	9				
TOTAL CONTRACT	1.29	1.46	.58	1.91	9				

AVG SQFT OFC TEN	5437	9	AVG OFFICE OCCUPANCY	84.7	10
AVG SQFT RET TEN	3640	2	AVG RETAIL OCCUPANCY	00.0	2
AVG SQFT OFC WORK	320	9	AVG RATE YR END RENT	17.35	10
			RENTABLE GROSS SQFT	.95	10

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.57	9	ADMIN TOTAL	.60	9
PAYROLL	.82	1	PAYROLL	.10	4
CONTRACT	.49	8	MGMT FEES	.39	9
SUP MAT MISC	.05	5	LEGAL FEES	.08	5
TRASH REMOVAL	.03	4	AUDIT FEES	.01	1
			GEN OFC EXP	.02	6
			OTHER ADM EXP	.05	5
REPR MAINT TOTAL	.59	9			
PAYROLL	.17	9	FIXED EXP TOTAL	2.01	8
ELEVATOR	.09	9	REAL ESTATE TAX	1.91	7
HVAC	.13	8	BUILDING INS	.14	8
ELECTRICAL	.04	9	PERS PROP TAX		
STRUCT ROOF	.01	4	OTHER TAXES	.09	4
PLUMBING	.01	5			
FIRE LIFE SFTY	.01	4	LEASING EXPENSES	.13	7
OTHER MAINT SUP	.14	9	ADV PROMOTION	.01	4
			COMM FEES	.13	6
UTILITIES TOTAL	1.59	9	TENANT ALTS	.02	1
ELECTRIC	1.20	9	BUY OUTS		
GAS	.20	6			
FUEL OIL			TOTAL PAYROLL	.27	9
PURCH STEAM	1.82	1	CLEANING	.82	1
PURCH CH WTR			REPAIR MAINT	.17	9
COAL			RDS GROUNDS		
WATER SEWER	.07	9	SECURITY	.15	1
			ADMINISTRATIVE	.10	4
RDS GNDS SEC TOT	.22	9			
RDS GNDS TOTAL	.11	9	TOTAL CONTRACTS	1.46	9
RDS GNDS PAYRL			CLEANING	.49	8
RDS GNDS CONTR	.11	9	REPAIR MAINT	.30	7
RDS GNDS OTHER	.01	3	RDS GROUNDS	.11	9
SECURITY TOTAL	.03	9	SECURITY	.03	9
SEC PAYROLL	.15	1	ADMINISTRATIVE	.53	6
SEC CONTRACTS	.03	8			
SEC OTHER	.01	1			

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U.S. PRIVATE SECTOR
PORTLAND
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	25 BLDS	4,488,823 SQ.FT.				4,123,898 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					24	12.02	10.36	7.56	13.37
RETAIL AREA	7.64	8.13	6.79	9.68	14				
OTHER AREA	1.88	2.03	.69	10.33	8				
TOTAL RENT	10.81	10.59	6.07	12.67	25				
MISCELLANEOUS	.11	.05	.01	.34	20				
TOTAL INCOME	10.91	10.62	6.37	12.83	25				
EXPENSE									
CLEANING	.95	.97	.70	1.17	25	1.03	.99	.80	1.40
REPAIR MAINT	.84	.74	.53	1.00	25	.91	.74	.58	1.09
UTILITIES	1.56	1.44	1.10	1.92	25	1.69	1.60	1.13	2.17
RDS GNDS SEC	.30	.18	.04	.35	23	.30	.18	.04	.35
ADMINISTRATIVE	.46	.53	.34	.71	24	.46	.53	.34	.71
TOTAL OPER EXP	4.07	3.85	3.20	4.65	25	4.41	3.97	3.32	5.25
FIXED EXPENSES	2.06	1.72	1.23	2.39	25	2.06	1.72	1.23	2.39
TOTAL OPER+FIXED	6.12	5.80	4.69	6.37	25	6.47	6.09	4.72	7.03
LEASING EXP	.51	.32	.04	.52	23				
TOTAL PAYROLL	.69	.60	.32	.70	22				
TOTAL CONTRACT	1.45	1.28	1.03	1.58	25				

AVG SQFT OFC TEN	7520	24	AVG OFFICE OCCUPANCY	84.7	25
AVG SQFT RET TEN	2098	16	AVG RETAIL OCCUPANCY	95.8	16
AVG SQFT OFC WORK	256	16	AVG RATE YR END RENT	12.59	25
			RENTABLE GROSS SQFT	.86	25

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.00	22	ADMIN TOTAL	.41	21
PAYROLL	.19	5	PAYROLL	.28	13
CONTRACT	.78	22	MGMT FEES	.30	11
SUP MAT MISC	.07	18	LEGAL FEES	.03	6
TRASH REMOVAL	.05	20	AUDIT FEES	.05	4
			GEN OFC EXP	.03	13
			OTHER ADM EXP	.04	20
REPR MAINT TOTAL	.70	22			
PAYROLL	.28	19	FIXED EXP TOTAL	1.54	22
ELEVATOR	.14	22	REAL ESTATE TAX	1.36	22
HVAC	.06	19	BUILDING INS	.18	22
ELECTRICAL	.02	18	PERS PROP TAX	.03	4
STRUCT ROOF	.06	11	OTHER TAXES	.00	2
PLUMBING	.01	17			
FIRE LIFE SFTY	.02	10	LEASING EXPENSES	.39	20
OTHER MAINT SUP	.15	18	ADV PROMOTION	.02	9
			COMM FEES	.09	16
UTILITIES TOTAL	1.56	22	TENANT ALTS	.37	16
ELECTRIC	1.23	22	BUY OUTS		
GAS	.17	13			
FUEL OIL	.00	2	TOTAL PAYROLL	.50	19
PURCH STEAM	.28	2	CLEANING	.19	5
PURCH CH WTR	.15	1	REPAIR MAINT	.28	19
COAL			RDS GROUNDS	.05	5
WATER SEWER	.06	20	SECURITY	.50	4
			ADMINISTRATIVE	.28	13
RDS GNDS SEC TOT	.17	20			
RDS GNDS TOTAL	.04	14	TOTAL CONTRACTS	1.26	22
RDS GNDS PAYRL	.05	5	CLEANING	.78	22
RDS GNDS CONTR	.02	12	REPAIR MAINT	.18	18
RDS GNDS OTHER	.01	7	RDS GROUNDS	.02	12
SECURITY TOTAL	.18	19	SECURITY	.14	18
SEC PAYROLL	.50	4	ADMINISTRATIVE	.31	14
SEC CONTRACTS	.14	18			
SEC OTHER	.01	6			

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Portland, OR

U.S. PRIVATE SECTOR
PORTLAND
DOWNTOWN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	255,940 SQ FT.				234,513 SQ FT.			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					7	7.93	10.20	4.30	10.36
RETAIL AREA	6.34	6.79			3				
OTHER AREA									
TOTAL RENT	8.08	10.36	4.30	10.99	7				
MISCELLANEOUS	.48	.33	.12	.76	4				
TOTAL INCOME	8.36	10.36	5.30	10.99	7				
EXPENSE									
CLEANING	1.08	1.04	.70	1.34	7	1.17	1.16	.93	1.46
REPAIR-MAINT	.75	.75	.55	.88	7	.82	.75	.62	1.01
UTILITIES	1.58	1.56	1.21	2.01	7	1.73	1.76	1.21	2.01
RDS GNDS SEC	.09	.06	.01	.25	5	.09	.06	.01	.25
ADMINISTRATIVE	.51	.41	.34	.67	7	.51	.41	.34	.67
TOTAL OPER EXP	4.00	4.12	3.35	4.79	7	4.36	4.64	3.35	5.13
FIXED EXPENSES	1.30	1.40	.81	1.54	7	1.30	1.40	.81	1.54
TOTAL OPER+FIXED	5.29	5.66	4.16	6.20	7	5.66	6.19	4.16	6.67
LEASING EXP	.70	.37	.06	1.32	6				
TOTAL PAYROLL	.47	.36	.29	.63	5				
TOTAL CONTRACT	1.20	1.26	.86	1.38	7				

AVG SQFT OFC TEN	2085	7	AVG OFFICE OCCUPANCY	83.6	7
AVG SQFT RET TEN	2125	3	AVG RETAIL OCCUPANCY	83.6	3
AVG SQFT OFC WORK	290	5	AVG RATE YR-END RENT	10.71	7
			RENTABLE GROSS SQFT	.97	7

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.04	7	ADMIN TOTAL	.41	7
PAYROLL	.36	1	PAYROLL	.33	2
CONTRACT	.86	7	MGMT FEES	.19	5
SUP MAT MISC	.14	4	LEGAL FEES	.05	1
TRASH REMOVAL	.05	7	AUDIT FEES	.21	1
			GEN OFC EXP	.05	4
REPR MAINT TOTAL	.75	7	OTHER ADM EXP	.12	6
PAYROLL	.29	5			
ELEVATOR	.09	7	FIXED EXP TOTAL	1.40	7
HVAC	.06	5	REAL ESTATE TAX	1.19	7
ELECTRICAL	.02	5	BUILDING INS	.19	7
STRUCT ROOF	.32	3	PERS PROP TAX	-	
PLUMBING	.02	5	OTHER TAXES		
FIRE LIFE SFTY	.02	2			
OTHER MAINT SUP	.16	5	LEASING EXPENSES	.37	6
			ADV PROMOTION	.04	2
UTILITIES TOTAL	1.56	7	COMM FEES	.04	5
ELECTRIC	1.23	7	TENANT ALTS	.38	4
GAS	.16	6	BUY OUTS		
FUEL OIL					
PURCH STEAM	.28	2	TOTAL PAYROLL	.36	5
PURCH CH WTR			CLEANING	.36	1
COAL			REPAIR MAINT	.29	5
WATER SEWER	.08	7	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.06	5	ADMINISTRATIVE	.33	2
RDS GNDS TOTAL	.02	2			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.26	7
RDS GNDS CONTR	.02	2	CLEANING	.86	7
RDS GNDS OTHER			REPAIR MAINT	.18	5
SECURITY TOTAL	.05	5	RDS GROUNDS	.02	2
SEC PAYROLL			SECURITY	.04	5
SEC CONTRACTS	.04	5	ADMINISTRATIVE	.24	4
SEC OTHER	.02	1			

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U.S. PRIVATE SECTOR
PORTLAND
DOWNTOWN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,458,105 SQ FT.				1,350,710 SQ FT.			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					8	12.14	12.06	10.72	14.16
RETAIL AREA	6.59	7.13	3.95	8.50	4				
OTHER AREA	6.12	6.12			1				
TOTAL RENT	11.93	11.91	10.79	13.09	8				
MISCELLANEOUS	.14	.05	.00	.33	7				
TOTAL INCOME	12.05	12.09	10.86	13.25	8				
EXPENSE									
CLEANING	.91	.99	.68	1.11	8	.98	.99	.76	1.34
REPAIR-MAINT	.70	.67	.53	1.0[illegible]	8	.76	.70	.60	1.19
UTILITIES	1.23	1.22	1.01	1.55	8	1.32	1.22	1.01	1.75
RDS GNDS SEC	.27	.26	.16	.37	8	.27	.26	.16	.37
ADMINISTRATIVE	.64	.58	.47	.80	8	.64	.58	.47	.80
TOTAL OPER EXP	3.75	3.81	3.38	4.26	8	4.04	3.97	3.80	4.96
FIXED EXPENSES	2.01	1.93	1.56	2.29	8	2.01	1.93	1.56	2.29
TOTAL OPER+FIXED	5.77	5.97	5.30	6.37	8	6.06	6.16	5.78	6.93
LEASING EXP	.68	.28	.04	.97	8				
TOTAL PAYROLL	.71	.69	.41	.79	8				
TOTAL CONTRACT	1.36	1.33	1.08	1.53	8				

AVG SQFT OFC TEN	7294	8	AVG OFFICE OCCUPANCY	88.6	8
AVG SQFT RET TEN	2557	5	AVG RETAIL OCCUPANCY	97.2	5
AVG SQFT OFC WORK	241	3	AVG RATE YR-END RENT	13.19	8
			RENTABLE GROSS SQFT	.89	8

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.88	6	ADMIN TOTAL	.54	6
PAYROLL	.10	3	PAYROLL	.23	5
CONTRACT	.65	6	MGMT FEES	.32	5
SUP MAT MISC	.07	5	LEGAL FEES	.01	2
TRASH REMOVAL	.03	5	AUDIT FEES	.05	2
			GEN OFC EXP	.03	3
REPR MAINT TOTAL	.58	6	OTHER ADM EXP	.02	6
PAYROLL	.29	6			
ELEVATOR	.14	6	FIXED EXP TOTAL	1.78	6
HVAC	.07	6	REAL ESTATE TAX	1.59	6
ELECTRICAL	.01	5	BUILDING INS	.18	6
STRUCT ROOF	.02	2	PERS PROP TAX	.03	2
PLUMBING	.00	5	OTHER TAXES	.00	2
FIRE LIFE SFTY	.01	3			
OTHER MAINT SUP	.07	5	LEASING EXPENSES	.46	6
			ADV PROMOTION	.01	4
UTILITIES TOTAL	1.32	6	COMM FEES	.21	4
ELECTRIC	1.20	6	TENANT ALTS	.39	5
GAS	.14	4	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.55	6
PURCH CH WTR			CLEANING	.10	3
COAL			REPAIR MAINT	.29	6
WATER SEWER	.08	5	RDS GROUNDS	.25	1
			SECURITY	.19	1
RDS GNDS SEC TOT	.26	6	ADMINISTRATIVE	.23	5
RDS GNDS TOTAL	.05	4			
RDS GNDS PAYRL	.25	1	TOTAL CONTRACTS	1.21	6
RDS GNDS CONTR	.04	3	CLEANING	.65	6
RDS GNDS OTHER	.00	1	REPAIR MAINT	.17	4
SECURITY TOTAL	.19	6	RDS GROUNDS	.04	3
SEC PAYROLL	.19	1	SECURITY	.20	5
SEC CONTRACTS	.20	5	ADMINISTRATIVE	.38	5
SEC OTHER					

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U.S. PRIVATE SECTOR
PORTLAND
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS 141,521 SQ FT					141,521 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					7	9.01	9.74	6.38	10.13
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9.01	9.74	6.38	10.13	7				
MISCELLANEOUS	.15	.12	.02	.22	4				
TOTAL INCOME	9.11	9.82	6.39	10.28	7				
EXPENSE									
CLEANING	.59	.75	.10	.83	7	.59	.75	.10	.83
REPAIR MAINT	.71	.67	.40	.97	7	.71	.67	.40	.97
UTILITIES	1.20	1.31	.93	1.49	7	1.20	1.31	.93	1.49
RDS GNDS SEC	.13	.13	.06	.21	7	.13	.13	.06	.21
ADMINISTRATIVE	.42	.34	.28	.54	7	.42	.34	.28	.54
TOTAL OPER EXP	3.04	3.14	2.42	3.45	7	3.04	3.14	2.42	3.45
FIXED EXPENSES	1.53	1.66	1.04	1.89	7	1.53	1.66	1.04	1.89
TOTAL OPER+FIXED	4.57	4.96	3.46	5.16	7	4.57	4.96	3.46	5.16
LEASING EXP	1.38	.66	.24	3.05	7				
TOTAL PAYROLL									
TOTAL CONTRACT	1.49	1.34	.85	2.01	7				

AVG SQFT OFC TEN	1105	7	AVG OFFICE OCCUPANCY	78.1	7
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	257	1	AVG RATE YR-END RENT	11.11	7
			RENTABLE GROSS SQFT	.90	7

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.75	7	ADMIN TOTAL	.34	7
PAYROLL			PAYROLL		
CONTRACT	.56	7	MGMT FEES	.33	7
SUP MAT MISC	.07	5	LEGAL FEES	.02	1
TRASH REMOVAL	.08	7	AUDIT FEES	.04	1
			GEN OFC EXP	.01	2
REPR MAINT TOTAL	.67	7	OTHER ADM EXP	.02	1
PAYROLL					
ELEVATOR	.04	5	FIXED EXP TOTAL	1.66	7
HVAC	.25	4	REAL ESTATE TAX	1.47	7
ELECTRICAL	.05	3	BUILDING INS	.17	7
STRUCT ROOF	.00	3	PERS PROP TAX		
PLUMBING	.01	3	OTHER TAXES		
FIRE LIFE SFTY	.00	2	LEASING EXPENSES		
OTHER MAINT SUP	.29	7	ADV PROMOTION	.66	7
			COMM FEES	.04	4
UTILITIES TOTAL	1.31	7	TENANT ALTS	.36	6
ELECTRIC	1.21	7	BUY-OUTS	1.32	4
GAS	.18	2		.09	2
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER	.06	7	SECURITY		
			ADMINISTRATIVE		
RDS GNDS SEC TOT	.13	7			
RDS GNDS TOTAL	.12	7	TOTAL CONTRACTS	1.34	7
RDS GNDS PAYRL			CLEANING	.56	7
RDS GNDS CONTR	.12	7	REPAIR MAINT	.57	5
RDS GNDS OTHER	.00	2	RDS GROUNDS	.12	7
SECURITY TOTAL	.01	4	SECURITY	.02	3
SEC PAYROLL			ADMINISTRATIVE	.33	7
SEC CONTRACTS	.02	3			
SEC OTHER	.00	1			

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U.S. PRIVATE SECTOR
PORTLAND
SUBURBAN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 119,094 SQ FT					119,094 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	6.81	9.56	6.38	10.07
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8.81	9.56	6.38	10.07	5				
MISCELLANEOUS	.15	.12	.02	.22	4				
TOTAL INCOME	6.94	9.58	6.39	10.28	5				
EXPENSE									
CLEANING	.69	.81	.42	.83	5	.69	.81	.42	.83
REPAIR MAINT	.78	.69	.55	.97	5	.78	.69	.55	.97
UTILITIES	1.21	1.36	.98	1.49	5	1.21	1.36	.98	1.49
RDS GNDS SEC	.10	.11	.06	.15	5	.10	.11	.06	.15
ADMINISTRATIVE	.44	.35	.28	.54	5	.44	.35	.28	.54
TOTAL OPER EXP	3.22	3.28	2.86	3.45	5	3.22	3.28	2.86	3.45
FIXED EXPENSES	1.60	1.71	1.28	1.89	5	1.60	1.71	1.28	1.89
TOTAL OPER+FIXED	4.82	5.04	4.29	5.16	5	4.82	5.04	4.29	5.16
LEASING EXP	1.62	.87	.41	3.05	5				
TOTAL PAYROLL									
TOTAL CONTRACT	1.66	1.41	1.19	2.0	5				

AVG SQFT OFC TEN	1015	5	AVG OFFICE OCCUPANCY	79.2	5
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	257	1	AVG RATE YR-END RENT	10.78	5
			RENTABLE GROSS SQFT	.89	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.81	5	ADMIN TOTAL	.35	5
PAYROLL			PAYROLL		
CONTRACT	.56	5	MGMT FEES	.35	5
SUP MAT MISC	.07	5	LEGAL FEES	.02	1
TRASH REMOVAL	.08	5	AUDIT FEES	.04	1
			GEN OFC EXP	.01	2
REPR MAINT TOTAL	.69	5	OTHER ADM EXP	.02	1
PAYROLL					
ELEVATOR	.04	3	FIXED EXP TOTAL	1.71	5
HVAC	.25	4	REAL ESTATE TAX	1.53	5
ELECTRICAL	.05	3	BUILDING INS	.19	5
STRUCT ROOF	.00	3	PERS PROP TAX		
PLUMBING	.01	3	OTHER TAXES		
FIRE LIFE SFTY	.00	2	LEASING EXPENSES		
OTHER MAINT SUP	.30	5	ADV PROMOTION	.87	5
			COMM FEES	.04	4
UTILITIES TOTAL	1.36	5	TENANT ALTS	.43	4
ELECTRIC	1.28	5	BUY OUTS	1.32	4
GAS	.18	2		.09	2
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER	.07	5	SECURITY		
			ADMINISTRATIVE		
RDS GNDS SEC TOT	.11	5			
RDS GNDS TOTAL	.11	5	TOTAL CONTRACTS	1.41	5
RDS GNDS PAYRL			CLEANING	.56	5
RDS GNDS CONTR	.11	5	REPAIR MAINT	.57	5
RDS GNDS OTHER	.00	2	RDS GROUNDS	.11	5
SECURITY TOTAL	.01	2	SECURITY	.01	1
SEC PAYROLL			ADMINISTRATIVE	.35	5
SEC CONTRACTS	.01	1			
SEC OTHER	.00	1			

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Princeton, NJ

U.S. PRIVATE SECTOR
PRINCETON
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 451,998 SQ.FT.					451,998 SQ.FT.			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	16.67	16.87	15.39	17.64
RETAIL AREA									
OTHER AREA									
TOTAL RENT	16.67	16.87	15.39	17.64	4				
MISCELLANEOUS	.09	.08			2				
TOTAL INCOME	16.71	16.87	15.40	17.70	4				
EXPENSE									
CLEANING	.68	.86	.39	1.03	4	.68	.86	.39	1.03
REPAIR-MAINT	.58	.41	.33	1.02	4	.58	.41	.33	1.02
UTILITIES	2.11	2.28	1.83	2.87	4	2.11	2.28	1.83	2.87
RDS GNDS SEC	.27	.27	.22	.36	4	.27	.27	.22	.36
ADMINISTRATIVE	.64	.81	.54	.87	4	.64	.81	.54	.87
TOTAL OPER EXP	4.29	4.65	3.18	6.07	4	3.11	4.65	3.18	6.07
FIXED EXPENSES	1.93	1.89	1.81	2.02	4	1.93	1.89	1.81	2.02
TOTAL OPER+FIXED	6.22	6.65	5.07	8.02	4	6.22	6.65	5.07	8.02
LEASING EXP	.16	.18			3				
TOTAL PAYROLL	.38	.39	.34	.47	4				
TOTAL CONTRACT	1.03	1.14	.65	1.56	4				

AVG SQFT OFC TEN	7611	5	AVG OFFICE OCCUPANCY	96.0	5
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	325	2	AVG RATE YR-END RENT	17.50	4
			RENTABLE GROSS SQFT	96	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.72	1	ADMIN TOTAL	.28	1
PAYROLL	.03	1	PAYROLL		
CONTRACT	.55	1	MGMT FEES	.26	1
SUP MAT MISC	.05	1	LEGAL FEES		
TRASH REMOVAL	.08	1	AUDIT FEES		
			GEN OFC EXP	.01	1
			OTHER ADM EXP	.01	1
REPR MAINT TOTAL	.49	1			
PAYROLL	.27	1	FIXED EXP TOTAL	1.91	1
ELEVATOR	.05	1	REAL ESTATE TAX	1.76	1
HVAC	.07	1	BUILDING INS	.16	1
ELECTRICAL	.02	1	PERS PROP TAX		
STRUCT ROOF	.02	1	OTHER TAXES		
PLUMBING	.00	1			
FIRE LIFE SFTY	.01	1	LEASING EXPENSES		
OTHER MAINT SUP	.05	1	ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL	1.15	1	TENANT ALTS		
ELECTRIC	.87	1	BUY-OUTS		
GAS	.18	1			
FUEL OIL			TOTAL PAYROLL	.30	1
PURCH STEAM			CLEANING	.03	1
PURCH CH WTR			REPAIR MAINT	.27	1
COAL			RDS GROUNDS		
WATER SEWER	.10	1	SECURITY		
			ADMINISTRATIVE		
RDS GNDS SEC TOT	.21	1			
RDS GNDS TOTAL	.21	1	TOTAL CONTRACTS	.72	1
RDS GNDS PAYRL			CLEANING	.55	1
RDS GNDS CONTR	.17	1	REPAIR MAINT		
RDS GNDS OTHER	.04	1	RDS GROUNDS	.17	1
SECURITY TOTAL	.00	1	SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER	.00	1			

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U.S. PRIVATE SECTOR
PRINCETON
SUBURBAN 50,000 - 100,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 212,120 SQ.FT.					212,120 SQ.FT.			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	16.80	17.31		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	16.80	17.31			3				
MISCELLANEOUS	.09	.08			2				
TOTAL INCOME	16.86	17.31			3				
EXPENSE									
CLEANING	.67	1.01			3	.67	1.01		
REPAIR-MAINT	.64	.34			3	.64	.34		
UTILITIES	2.63	2.45			3	2.63	2.45		
RDS GNDS SEC	.31	.32			3	.31	.32		
ADMINISTRATIVE	.84	.84			3	.84	.84		
TOTAL OPER EXP	5.08	5.79			3	5.08	5.79		
FIXED EXPENSES	1.93	1.86			3	1.93	1.86		
TOTAL OPER+FIXED	7.01	7.91			3	7.01	7.91		
LEASING EXP	.16	.18			3				
TOTAL PAYROLL	.43	.40			3				
TOTAL CONTRACT	1.19	1.55			3				

AVG SQFT OFC TEN	10323	3	AVG OFFICE OCCUPANCY	97.3	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	0	0	AVG RATE YR-END RENT	16.49	3
			RENTABLE GROSS SQFT	99	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
			OTHER ADM EXP		
REPR MAINT TOTAL					
PAYROLL			FIXED EXP TOTAL		
ELEVATOR			REAL ESTATE TAX		
HVAC			BUILDING INS		
ELECTRICAL			PERS PROP TAX		
STRUCT ROOF			OTHER TAXES		
PLUMBING					
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL			TENANT ALTS		
ELECTRIC			BUY-OUTS		
GAS					
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
			ADMINISTRATIVE		
RDS GNDS SEC TOT					
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

All line items are computed as stand alone figures. Columns will not add to match totals.

Raleigh, NC

U.S. PRIVATE SECTOR
RALEIGH
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	570,515 SQ FT				547,054 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	8.18	8.23		
RETAIL AREA	12.92	8.53			2				
OTHER AREA									
TOTAL RENT	8.35	7.98			4				
MISCELLANEOUS	.09	.12			3				
TOTAL INCOME	8.43	7.98			4				
EXPENSE									
CLEANING	.40	.45			4	.42	.45		
REPAIR-MAINT	.44	.66			4	.46	.69		
UTILITIES	1.05	1.54			4	1.09	1.61		
RDS GNDS SEC	.18	.16			4	.18	.16		
ADMINISTRATIVE	.66	.74			4	.66	.74		
TOTAL OPER EXP	2.72	3.21			4	2.84	3.34		
FIXED EXPENSES	.61	.63			4	.61	.63		
TOTAL OPER+FIXED	3.33	3.47			4	3.45	3.60		
LEASING EXP	.36	.37			4				
TOTAL PAYROLL	.59	.68			3				
TOTAL CONTRACT	.93	.91			4				

AVG SQFT OFC TEN	3985	4	AVG OFFICE OCCUPANCY	87.7	4
AVG SQFT RET TEN	3330	2	AVG RETAIL OCCUPANCY	71.0	2
AVG SQFT OFC WORK	238	4	AVG RATE YR-END RENT	14.33	4
			RENTABLE GROSS SQFT	.89	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.45	4	ADMIN TOTAL	.74	4
PAYROLL	.45	2	PAYROLL	.38	3
CONTRACT	.47	2	MGMT FEES	.31	4
SUP MAT MISC	.01	1	LEGAL FEES	.01	3
TRASH REMOVAL	.02	1	AUDIT FEES	.01	3
			GEN OFC EXP	.06	3
REPR MAINT TOTAL	.66	4	OTHER ADM EXP		
PAYROLL	.14	1			
ELEVATOR	.06	4	FIXED EXP TOTAL	.63	4
HVAC	.10	3	REAL ESTATE TAX	.52	4
ELECTRICAL	.15	3	BUILDING INS	.12	4
STRUCT ROOF	.02	2	PERS PROP TAX	.00	1
PLUMBING	.05	3	OTHER TAXES		
FIRE LIFE SFTY	.02	3			
OTHER MAINT SUP	.33	3	LEASING EXPENSES	.37	4
			ADV PROMOTION	.09	3
UTILITIES TOTAL	1.54	4	COMM FEES	.11	3
ELECTRIC	1.27	4	TENANT ALTS	.32	3
GAS	.23	1	BUY OUTS	.05	1
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.68	3
PURCH CH WTR			CLEANING	.45	2
COAL			REPAIR MAINT	.14	1
WATER SEWER	.04	4	RDS GROUNDS		
			SECURITY	.01	2
RDS GNDS SEC TOT	.16	4	ADMINISTRATIVE	.38	3
RDS GNDS TOTAL	.01	3			
RDS GNDS PAYRL			TOTAL CONTRACTS	.91	4
RDS GNDS CONTR			CLEANING	.47	2
RDS GNDS OTHER	.01	3	REPAIR MAINT	.35	2
SECURITY TOTAL	.16	4	RDS GROUNDS		
SEC PAYROLL	.01	2	SECURITY	.20	2
SEC CONTRACTS	.20	2	ADMINISTRATIVE	.33	4
SEC OTHER					

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U.S. PRIVATE SECTOR
RALEIGH
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	91,254 SQ FT				91,254 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					7	6.91	10.17		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6.91	10.17			7				
MISCELLANEOUS	.07	.07			1				
TOTAL INCOME	6.92	10.17			7				
EXPENSE									
CLEANING	.37	.24			7	.37	.24		
REPAIR-MAINT	.24	.24			7	.24	.24		
UTILITIES	1.30	1.23			7	1.30	1.23		
RDS GNDS SEC	.37	.65			7	.37	.65		
ADMINISTRATIVE	.28	.51			7	.28	.51		
TOTAL OPER EXP	2.57	2.92			7	2.57	2.92		
FIXED EXPENSES	.72	.61			7	.72	.61		
TOTAL OPER+FIXED	3.29	3.53			7	3.29	3.53		
LEASING EXP									
TOTAL PAYROLL	.60	.60			1				
TOTAL CONTRACT	.82	.80			7				

AVG SQFT OFC TEN	2090	7	AVG OFFICE OCCUPANCY	52.7	7
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	140	7	AVG RATE YR-END RENT	15.67	7
			RENTABLE GROSS SQFT	.94	7

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.24	7	ADMIN TOTAL	.51	7
PAYROLL			PAYROLL		
CONTRACT	.23	7	MGMT FEES	.48	7
SUP MAT MISC	.13	7	LEGAL FEES	.00	5
TRASH REMOVAL	.21	1	AUDIT FEES	.09	1
			GEN OFC EXP	.03	2
REPR MAINT TOTAL	.24	7	OTHER ADM EXP		
PAYROLL	.13	1			
ELEVATOR	.14	1	FIXED EXP TOTAL	.61	7
HVAC	.11	7	REAL ESTATE TAX	.51	7
ELECTRICAL	.01	7	BUILDING INS	.21	7
STRUCT ROOF	.06	1	PERS PROP TAX		
PLUMBING	.01	7	OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP	.11	7	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.23	7	COMM FEES		
ELECTRIC	1.14	7	TENANT ALTS		
GAS			BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.60	1
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.13	1
WATER SEWER	.09	7	RDS GROUNDS	.37	1
			SECURITY	.10	1
RDS GNDS SEC TOT	.65	7	ADMINISTRATIVE		
RDS GNDS TOTAL	.55	7			
RDS GNDS PAYRL	.37	1	TOTAL CONTRACTS	.80	7
RDS GNDS CONTR	.10	2	CLEANING	.23	7
RDS GNDS OTHER	.45	6	REPAIR MAINT	.24	7
SECURITY TOTAL	.05	2	RDS GROUNDS	.10	2
SEC PAYROLL	.10	1	SECURITY	.01	1
SEC CONTRACTS	.01	1	ADMINISTRATIVE	.51	7
SEC OTHER					

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Richmond, VA

U.S. PRIVATE SECTOR
RICHMOND
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 853,650 SQ.FT.					788,965 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	13.91	9.59	7.79	13.97
RETAIL AREA	7.75	6.07	3.09	11.51	4				
OTHER AREA	.94	4.19			2				
TOTAL RENT	13.78	10.04	7.50	14.31	4				
MISCELLANEOUS	.22	.19	.03	.87	4				
TOTAL INCOME	14.00	10.91	8.21	14.50	4				
EXPENSE									
CLEANING	.84	.54	.44	.83	4	.91	.60	.54	.89
REPAIR-MAINT	1.64	1.54	1.38	2.30	4	1.78	1.79	1.56	2.68
UTILITIES	1.99	1.74	1.16	2.10	4	2.15	1.94	1.43	2.21
RDS. GNDS. SEC	.19	.10	.04	.20	4	.19	.10	.04	.20
ADMINISTRATIVE	.20	.27	.16	.34	4	.20	.27	.16	.34
TOTAL OPER EXP	4.86	4.51	4.01	4.92	4	5.26	5.04	4.49	5.64
FIXED EXPENSES	1.22	.64	.13	1.31	4	1.22	.64	.13	1.31
TOTAL OPER+FIXED	6.08	5.15	4.20	6.17	4	6.48	5.68	5.00	6.57
LEASING EXP	.21	.21	.14	.52	4				
TOTAL PAYROLL	.84	.32	.27	.80	4				
TOTAL CONTRACT	1.28	1.13	.89	1.35	4				

AVG SQFT OFC TEN	20778	4	AVG OFFICE OCCUPANCY	94.0	4
AVG SQFT RET TEN	1681	4	AVG RETAIL OCCUPANCY	84.6	4
AVG SQFT OFC WORK	283	4	AVG RATE YR-END RENT	13.31	4
			RENTABLE GROSS SQFT	.93	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.54	4
PAYROLL		
CONTRACT	.54	4
SUP MAT MISC	.04	2
TRASH REMOVAL	.04	1
REPR MAINT TOTAL	1.54	4
PAYROLL	.32	4
ELEVATOR	.13	4
HVAC	.44	4
ELECTRICAL	.07	4
STRUCT ROOF	.03	3
PLUMBING	.02	4
FIRE LIFE SFTY		
OTHER MAINT SUP	.31	4
UTILITIES TOTAL	1.74	4
ELECTRIC	1.59	4
GAS	.18	2
FUEL OIL	.03	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.10	4
RDS GNDS SEC TOT	.10	4
RDS GNDS TOTAL	.00	3
RDS GNDS PAYRL		
RDS GNDS CONTR	.00	2
RDS GNDS OTHER	.04	1
SECURITY TOTAL	.16	3
SEC PAYROLL	.21	1
SEC CONTRACTS	.03	3
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.27	4
PAYROLL	.04	2
MGMT FEES	.30	3
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.01	1
OTHER ADM EXP	.00	1
FIXED EXP TOTAL	.64	4
REAL ESTATE TAX	.89	3
BUILDING INS	.15	3
PERS PROP TAX	.00	1
OTHER TAXES		
LEASING EXPENSES	.21	4
ADV PROMOTION	.09	1
COMM FEES	.15	4
TENANT ALTS	.34	2
BUY OUTS		
TOTAL PAYROLL	.32	4
CLEANING		
REPAIR MAINT	.32	4
RDS GROUNDS		
SECURITY	.21	1
ADMINISTRATIVE	.04	2
TOTAL CONTRACTS	1.13	4
CLEANING	.54	4
REPAIR MAINT	.43	4
RDS GROUNDS	.00	2
SECURITY	.03	3
ADMINISTRATIVE		

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U.S. PRIVATE SECTOR
RICHMOND
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 203,990 SQ.FT.					200,590 SQ.FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	8.82	8.70	7.54	11.64
RETAIL AREA									
OTHER AREA	12.50	11.89			2				
TOTAL RENT	9.43	8.84	8.29	11.62	5				
MISCELLANEOUS	.09	.09			2				
TOTAL INCOME	9.49	8.94	8.33	11.62	5				
EXPENSE									
CLEANING	.53	.58	.50	.67	5	.54	.60	.50	.69
REPAIR MAINT	.62	.53	.24	.86	5	.63	.56	.24	.87
UTILITIES	1.54	1.49	1.38	1.63	5	1.56	1.53	1.40	1.67
RDS GNDS SEC	.11	.12	.04	.25	5	.11	.12	.04	.25
ADMINISTRATIVE	.27	.17	.11	.46	5	.27	.17	.11	.46
TOTAL OPER EXP	3.08	3.10	2.66	3.39	5	3.13	3.22	2.69	3.46
FIXED EXPENSES	.64	.54	.48	.82	5	.64	.54	.48	.82
TOTAL OPER+FIXED	3.72	3.60	3.38	4.00	5	3.77	3.73	3.38	4.08
LEASING EXP	.50	.25	.22	.94	5				
TOTAL PAYROLL	.28	.28			1				
TOTAL CONTRACT	1.45	1.53	1.09	1.71	5				

AVG SQFT OFC TEN	2395	5	AVG OFFICE OCCUPANCY	78.4	5
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	1
AVG SQFT OFC WORK	143	5	AVG RATE YR-END RENT	11.46	5
			RENTABLE GROSS SQFT	.98	5

COMPONENT COSTS TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.58	5
PAYROLL		
CONTRACT	.53	5
SUP MAT MISC	.01	3
TRASH REMOVAL	.05	5
REPR MAINT TOTAL	.53	5
PAYROLL	.28	1
ELEVATOR	.02	3
HVAC	.23	5
ELECTRICAL	.12	4
STRUCT ROOF	.00	1
PLUMBING	.02	4
FIRE LIFE SFTY		
OTHER MAINT SUP	.17	5
UTILITIES TOTAL	1.49	5
ELECTRIC	1.43	5
GAS	.20	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.07	5
RDS GNDS SEC TOT	.12	5
RDS GNDS TOTAL	.12	5
RDS GNDS PAYRL		
RDS GNDS CONTR	.12	4
RDS GNDS OTHER	.01	4
SECURITY TOTAL	.01	1
SEC PAYROLL		
SEC CONTRACTS	.01	1
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.17	5
PAYROLL		
MGMT FEES	.16	5
LEGAL FEES	.00	1
AUDIT FEES		
GEN OFC EXP	.02	2
OTHER ADM EXP	.22	1
FIXED EXP TOTAL	.54	5
REAL ESTATE TAX	.44	5
BUILDING INS	.19	4
PERS PROP TAX	.01	2
OTHER TAXES	.00	2
LEASING EXPENSES	.25	5
ADV PROMOTION	.01	3
COMM FEES	.21	4
TENANT ALTS	.69	1
BUY OUTS	.95	1
TOTAL PAYROLL	.28	1
CLEANING		
REPAIR MAINT	.28	1
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.53	5
CLEANING	.53	5
REPAIR MAINT	.66	4
RDS GROUNDS	.12	4
SECURITY	.01	1
ADMINISTRATIVE	.16	5

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Richmond, VA
Rochester, NY

U.S. PRIVATE SECTOR
RICHMOND
SUBURBAN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 178,390 SQ.FT.					174,190 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	8.21	8.70		
RETAIL AREA									
OTHER AREA	13.98	13.98			1				
TOTAL RENT	8.92	8.84			3				
MISCELLANEOUS	.09	.09			2				
TOTAL INCOME	8.98	8.94			3				
EXPENSE									
CLEANING	.52	.52			3	.53	.52		
REPAIR MAINT	.84	.80			3	.85	.83		
UTILITIES	1.55	1.50			3	1.57	1.56		
RDS. GNDS. SEC	.08	.12			3	.08	.12		
ADMINISTRATIVE	.28	.17			3	.28	.17		
TOTAL OPER EXP	3.08	3.11			3	3.12	3.24		
FIXED EXPENSES	.64	.54			3	.64	.54		
TOTAL OPER+FIXED	3.72	3.60			3	3.76	3.73		
LEASING EXP	.53	.25			3				
TOTAL PAYROLL	.28	.28			1				
TOTAL CONTRACT	1.44	1.56			3				

AVG SQFT OFC TEN	2350	3	AVG OFFICE OCCUPANCY	72.8	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	1
AVG SQFT OFC WORK	131	3	AVG RATE YR-END RENT	12.25	3
			RENTABLE GROSS SQFT	.98	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.52	3	ADMIN TOTAL	.17	3
PAYROLL			PAYROLL		
CONTRACT	.46	3	MGMT FEES	.16	3
SUP MAT MISC	.01	2	LEGAL FEES	.00	1
TRASH REMOVAL	.03	3	AUDIT FEES		
			GEN OFC EXP	.02	2
			OTHER ADM EXP	.22	1
REPR MAINT TOTAL	.80	3			
PAYROLL	.28	1	FIXED EXP TOTAL	.54	3
ELEVATOR	.02	2	REAL ESTATE TAX	.44	3
HVAC	.23	3	BUILDING INS	.18	3
ELECTRICAL	.12	3	PERS PROP TAX	.01	2
STRUCT ROOF	.00	1	OTHER TAXES	.00	1
PLUMBING	.02	3			
FIRE LIFE SFTY			LEASING EXPENSES	.25	3
OTHER MAINT SUP	.22	3	ADV PROMOTION	.01	3
			COMM FEES	.22	3
UTILITIES TOTAL	1.50	3	TENANT ALTS		
ELECTRIC	1.45	3			
GAS	.20	1	BUY-OUTS	.95	1
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.28	1
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.28	1
WATER SEWER	.07	3	RDS GROUNDS		
			SECURITY		
RDS. GNDS. SEC TOT	.12	3	ADMINISTRATIVE		
RDS. GNDS TOTAL	.12	3			
RDS. GNDS PAYRL			TOTAL CONTRACTS	1.56	3
RDS. GNDS CONTR	.12	2	CLEANING	.46	3
RDS GNDS OTHER	.01	3	REPAIR MAINT	.88	2
SECURITY TOTAL	.01	1	RDS GROUNDS	.12	2
SEC PAYROLL			SECURITY	.01	1
SEC CONTRACTS	.01	1	ADMINISTRATIVE	.16	3
SEC OTHER					

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U.S. PRIVATE SECTOR
ROCHESTER
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS 597,883 SQ.FT.					559,597 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	11.98	12.25	5.77	17.88
RETAIL AREA	13.42	18.35	8.06	21.89	4				
OTHER AREA	3.00	3.00			1				
TOTAL RENT	12.33	12.72	6.39	17.94	6				
MISCELLANEOUS	.03	.03			3				
TOTAL INCOME	12.34	12.72	6.41	17.96	6				
EXPENSE									
CLEANING	.61	.76	.34	.93	6	.64	.81	.34	1.00
REPAIR MAINT	.78	.85	.34	1.20	6	.81	.97	.34	1.20
UTILITIES	1.77	1.60	1.29	2.87	6	1.84	1.69	1.35	2.94
RDS GNDS SEC	.39	.38	.15	.92	6	.39	.38	.15	.92
ADMINISTRATIVE	.49	.41	.16	.70	6	.49	.41	.16	.70
TOTAL OPER EXP	4.04	3.84	3.10	5.97	6	3.63	4.26	3.10	6.30
FIXED EXPENSES	1.53	1.62	.64	2.39	6	1.53	1.62	.64	2.39
TOTAL OPER+FIXED	5.57	5.45	4.21	7.91	6	5.76	5.83	4.24	8.25
LEASING EXP	.32	.36	.19	.41	4				
TOTAL PAYROLL	.51	.59	.31	.65	6				
TOTAL CONTRACT	1.27	1.45	.51	2.16	6				

AVG SQFT OFC TEN	7617	6	AVG OFFICE OCCUPANCY	87.9	7
AVG SQFT RET TEN	4409	4	AVG RETAIL OCCUPANCY	99.2	4
AVG SQFT OFC WORK	156	7	AVG RATE YR-END RENT	13.33	3
			RENTABLE GROSS SQFT	.94	7

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.76	6	ADMIN TOTAL	.41	6
PAYROLL	.03	4	PAYROLL	.10	5
CONTRACT	.65	6	MGMT FEES	.38	3
SUP MAT MISC	.06	5	LEGAL FEES	.03	2
TRASH REMOVAL	.05	6	AUDIT FEES	.03	1
			GEN OFC EXP	.04	5
			OTHER ADM EXP	.07	5
REPR MAINT TOTAL	.85	6			
PAYROLL	.47	6	FIXED EXP TOTAL	1.62	6
ELEVATOR	.15	6	REAL ESTATE TAX	1.39	6
HVAC	.08	6	BUILDING INS	.20	6
ELECTRICAL	.06	4	PERS PROP TAX		
STRUCT ROOF	.01	3	OTHER TAXES	.08	1
PLUMBING	.03	4			
FIRE LIFE SFTY	.03	4	LEASING EXPENSES	.36	4
OTHER MAINT SUP	.05	6	ADV PROMOTION	.01	1
			COMM FEES		
UTILITIES TOTAL	1.60	6	TENANT ALTS	.36	4
ELECTRIC	1.30	6			
GAS	.20	4	BUY-OUTS		
FUEL OIL					
PURCH STEAM	.74	1	TOTAL PAYROLL	.59	6
PURCH CH WTR			CLEANING	.03	4
COAL			REPAIR MAINT	.47	6
WATER SEWER	.06	5	RDS GROUNDS	.01	3
			SECURITY	.03	4
RDS GNDS SEC TOT	.38	6	ADMINISTRATIVE	.10	5
RDS GNDS TOTAL	.02	3			
RDS GNDS PAYRL	.01	3	TOTAL CONTRACTS	1.45	6
RDS GNDS CONTR	.02	2	CLEANING	.65	6
RDS GNDS OTHER	.00	2	REPAIR MAINT	.46	4
SECURITY TOTAL	.35	6	RDS GROUNDS	.02	2
SEC PAYROLL	.03	4	SECURITY	.38	5
SEC CONTRACTS	.38	5	ADMINISTRATIVE	.41	1
SEC OTHER	.04	3			

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Rochester, NY
Sacramento, CA

U.S. PRIVATE SECTOR
ROCHESTER
DOWNTOWN 50,000 - 100,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 305,678 SQ.FT.					280,034 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	9.63	13.50		
RETAIL AREA	17.99	18.35			2				
OTHER AREA									
TOTAL RENT	11.23	14.93			3				
MISCELLANEOUS	.03	.03			2				
TOTAL INCOME	11.25	14.93			3				
EXPENSE									
CLEANING	.88	.81			3	.73	.98		
REPAIR-MAINT	.74	.81			3	.79	.99		
UTILITIES	2.00	1.45			3	2.14	1.63		
RDS GNDS SEC	.64	.54			3	.64	.54		
ADMINISTRATIVE	.40	.22			3	.40	.22		
TOTAL OPER EXP	4.48	3.67			3	3.48	4.45		
FIXED EXPENSES	1.30	1.78			3	1.30	1.78		
TOTAL OPER+FIXED	5.76	5.45			3	6.13	6.24		
LEASING EXP	.17	.19			2				
TOTAL PAYROLL	.50	.60			3				
TOTAL CONTRACT	1.44	1.52			3				

AVG SQFT OFC TEN	39349	3	AVG OFFICE OCCUPANCY	85.1	4
AVG SQFT RET TEN	8548	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	242	4	AVG RATE YR-END RENT	10.50	1
			RENTABLE GROSS SQFT	88	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.81	3	ADMIN TOTAL	.22	3
PAYROLL	.03	3	PAYROLL	.10	3
CONTRACT	.74	3	MGMT FEES	.22	1
SUP MAT MISC	.04	3	LEGAL FEES	.03	1
TRASH REMOVAL	.04	3	AUDIT FEES	.03	1
			GEN OFC EXP	.05	3
REPR MAINT TOTAL	.81	3	OTHER ADM EXP	.08	3
PAYROLL	.48	3			
ELEVATOR	.18	3	FIXED EXP TOTAL	1.78	3
HVAC	.08	3	REAL ESTATE TAX	1.55	3
ELECTRICAL	.05	2	BUILDING INS	.23	3
STRUCT ROOF	.01	2	PERS PROP TAX		
PLUMBING	.03	2	OTHER TAXES		
FIRE LIFE SFTY	.06	3			
OTHER MAINT SUP	.02	3	LEASING EXPENSES	.19	2
			ADV PROMOTION		
UTILITIES TOTAL	1.45	3	COMM FEES		
ELECTRIC	1.30	3	TENANT ALTS	.19	2
GAS	.15	2	BUY-OUTS		
FUEL OIL					
PURCH STEAM	.74	1	TOTAL PAYROLL	.60	3
PURCH CH WTR			CLEANING	.03	3
COAL			REPAIR MAINT	.48	3
WATER SEWER	.04	3	RDS GROUNDS	.01	2
			SECURITY	.03	2
RDS GNDS SEC TOT	.54	3	ADMINISTRATIVE	.10	3
RDS GNDS TOTAL	.02	2			
RDS GNDS PAYRL	.01	2	TOTAL CONTRACTS	1.52	3
RDS GNDS CONTR	.01	1	CLEANING	.74	3
RDS GNDS OTHER	.00	2	REPAIR MAINT	.55	2
SECURITY TOTAL	.53	3	RDS GROUNDS	.01	1
SEC PAYROLL	.03	2	SECURITY	.47	3
SEC CONTRACTS	.47	3	ADMINISTRATIVE		
SEC OTHER	.04	2			

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U.S. PRIVATE SECTOR
SACRAMENTO
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS 231,364 SQ.FT.					231,364 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					7	13.76	12.78	9.97	16.54
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13.87	12.78	9.97	16.98	7				
MISCELLANEOUS	.04	.03	.01	.08	4				
TOTAL INCOME	13.89	12.78	9.97	16.99	7				
EXPENSE									
CLEANING	.70	.71	.61	.96	7	.70	.71	.61	.96
REPAIR-MAINT	.75	.64	.39	.75	7	.75	.64	.39	.75
UTILITIES	1.34	1.34	1.23	1.52	7	1.34	1.34	1.23	1.52
RDS GNDS SEC	.56	.26	.23	.43	7	.56	.26	.23	.43
ADMINISTRATIVE	.59	.57	.39	.80	7	.59	.57	.39	.80
TOTAL OPER EXP	3.95	3.70	2.94	3.98	7	3.95	3.70	2.94	3.98
FIXED EXPENSES	1.25	1.18	.83	1.55	7	1.25	1.18	.83	1.55
TOTAL OPER+FIXED	5.19	4.81	4.47	5.03	7	5.19	4.81	4.47	5.03
LEASING EXP	.03	.01	.01	.11	6				
TOTAL PAYROLL	.09	.09			1				
TOTAL CONTRACT	2.47	2.08	1.64	2.31	7				

AVG SQFT OFC TEN	3470	7	AVG OFFICE OCCUPANCY	93.0	7
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	244	7	AVG RATE YR-END RENT	3.40	7
			RENTABLE GROSS SQFT	89	7

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.71	7	ADMIN TOTAL	.57	7
PAYROLL			PAYROLL	.09	1
CONTRACT	.58	7	MGMT FEES	.58	7
SUP MAT MISC	.17	3	LEGAL FEES	.02	2
TRASH REMOVAL	.05	7	AUDIT FEES	.05	2
			GEN OFC EXP	.03	4
REPR MAINT TOTAL	.64	7	OTHER ADM EXP		
PAYROLL					
ELEVATOR	.08	6	FIXED EXP TOTAL	1.18	7
HVAC	.21	7	REAL ESTATE TAX	1.00	7
ELECTRICAL	.01	2	BUILDING INS	.22	6
STRUCT ROOF	.10	2	PERS PROP TAX		
PLUMBING	.01	1	OTHER TAXES		
FIRE LIFE SFTY	.00	4			
OTHER MAINT SUP	.22	7	LEASING EXPENSES	.01	6
			ADV PROMOTION	.01	5
UTILITIES TOTAL	1.34	7	COMM FEES	.08	1
ELECTRIC	1.26	7	TENANT ALTS	.07	2
GAS	.15	4	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.09	1
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER	.05	-	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.26	7	ADMINISTRATIVE	.09	1
RDS GNDS TOTAL	.26	7			
RDS GNDS PAYRL			TOTAL CONTRACTS	2.08	7
RDS GNDS CONTR	.21	7	CLEANING	.58	7
RDS GNDS OTHER	.05	6	REPAIR MAINT	.64	7
SECURITY TOTAL	.02	4	RDS GROUNDS	.21	7
SEC PAYROLL			SECURITY	.02	4
SEC CONTRACTS	.02	4	ADMINISTRATIVE	.57	7
SEC OTHER					

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U.S. PRIVATE SECTOR
SACRAMENTO
SUBURBAN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 108,604 SQ.FT.					108,604 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	13.30	12.78	9.13	16.08
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13.36	12.78	9.13	16.30	5				
MISCELLANEOUS	.03	.01			3				
TOTAL INCOME	13.38	12.78	9.17	16.31	5				
EXPENSE									
CLEANING	.79	.75	.58	1.07	5	.79	.75	.58	1.07
REPAIR-MAINT	1.05	.66	.47	1.22	5	1.05	.66	.47	1.22
UTILITIES	1.56	1.44	1.24	1.68	5	1.56	1.44	1.24	1.68
RDS GNDS SEC	.96	.26	.26	1.15	5	.96	.26	.26	1.15
ADMINISTRATIVE	.64	.57	.39	.83	5	.64	.57	.39	.83
TOTAL OPER EXP	5.00	3.85	3.32	5.47	5	5.00	3.85	3.32	5.47
FIXED EXPENSES	.86	1.05	.70	1.23	5	.86	1.05	.70	1.23
TOTAL OPER+FIXED	5.86	4.97	4.40	6.29	5	5.86	4.97	4.40	6.29
LEASING EXP	.07	.01	.01	.11	4				
TOTAL PAYROLL	.09	.09			1				
TOTAL CONTRACT	3.22	2.09	1.86	3.60	5				

AVG SQFT OFC TEN	4360	5	AVG OFFICE OCCUPANCY	92.3	5
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	222	5	AVG RATE YR-END RENT	4.20	5
			RENTABLE GROSS SQFT	.88	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.75	5
PAYROLL		
CONTRACT	.66	5
SUP MAT MISC	.17	3
TRASH REMOVAL	.05	5
REPR MAINT TOTAL	.66	5
PAYROLL		
ELEVATOR	.11	4
HVAC	.25	5
ELECTRICAL	.01	2
STRUCT ROOF	.10	2
PLUMBING	.01	1
FIRE LIFE SFTY	.00	3
OTHER MAINT SUP	.22	5
UTILITIES TOTAL	1.44	5
ELECTRIC	1.26	5
GAS	.16	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.05	5
RDS GNDS SEC TOT	.26	5
RDS GNDS TOTAL	.26	5
RDS GNDS PAYRL		
RDS GNDS CONTR	.21	5
RDS GNDS OTHER	.05	4
SECURITY TOTAL	.43	2
SEC PAYROLL		
SEC CONTRACTS	.43	2
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.57	5
PAYROLL	.09	1
MGMT FEES	.56	5
LEGAL FEES	.03	1
AUDIT FEES	.05	2
GEN OFC EXP	.06	2
OTHER ADM EXP		
FIXED EXP TOTAL	1.05	5
REAL ESTATE TAX	.86	5
BUILDING INS	.19	4
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES	.01	4
ADV PROMOTION	.01	3
COMM FEES	.08	1
TENANT ALTS	.13	1
BUY-OUTS		
TOTAL PAYROLL	.09	1
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE	.09	1
TOTAL CONTRACTS	2.09	5
CLEANING	.66	5
REPAIR MAINT	.66	5
RDS GROUNDS	.21	5
SECURITY	.43	2
ADMINISTRATIVE	.57	5

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U.S. PRIVATE SECTOR
SALT LAKE CITY
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	22 BLDS 2,104,263 SQ.FT.					1,875,701 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					21	7.78	7.11	6.03	9.26
RETAIL AREA	7.29	6.55	1.94	13.48	6				
OTHER AREA									
TOTAL RENT	7.28	7.25	5.68	8.63	21				
MISCELLANEOUS	.42	.33	.04	.89	16				
TOTAL INCOME	7.59	7.56	5.83	8.87	21				
EXPENSE									
CLEANING	.48	.63	.43	.76	22	.53	.70	.51	.82
REPAIR MAINT	.73	.74	.42	1.08	22	.82	.74	.44	1.14
UTILITIES	1.66	1.78	1.28	2.31	22	1.85	2.08	1.37	2.38
RDS GNDS SEC	.17	.13	.07	.21	21	.17	.13	.07	.21
ADMINISTRATIVE	.44	.48	.27	.58	21	.44	.48	.27	.58
TOTAL OPER EXP	3.44	3.62	2.97	4.97	22	3.85	3.95	3.13	4.97
FIXED EXPENSES	.94	.92	.65	1.20	22	.94	.92	.65	1.20
TOTAL OPER+FIXED	4.38	4.75	3.97	5.57	22	4.79	4.82	4.07	5.61
LEASING EXP	.55	.04	.01	.13	17				
TOTAL PAYROLL	.56	.60	.27	.98	19				
TOTAL CONTRACT	.80	.94	.74	1.15	20				

AVG SQFT OFC TEN	6167	22	AVG OFFICE OCCUPANCY	83.8	22
AVG SQFT RET TEN	4936	6	AVG RETAIL OCCUPANCY	92.9	7
AVG SQFT OFC WORK	332	21	AVG RATE YR-END RENT	11.38	21
			RENTABLE GROSS SQFT	.93	22

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.63	22
PAYROLL	.19	2
CONTRACT	.58	20
SUP MAT MISC	.08	14
TRASH REMOVAL	.02	18
REPR MAINT TOTAL	.74	22
PAYROLL	.34	17
ELEVATOR	.12	20
HVAC	.09	21
ELECTRICAL	.03	19
STRUCT ROOF	.01	4
PLUMBING	.01	18
FIRE LIFE SFTY	.01	7
OTHER MAINT SUP	.16	21
UTILITIES TOTAL	1.78	22
ELECTRIC	1.70	22
GAS	.19	15
FUEL OIL	.00	1
PURCH STEAM	.49	5
PURCH CH WTR		
COAL		
WATER SEWER	.05	20
RDS GNDS SEC TOT	.13	21
RDS GNDS TOTAL	.04	15
RDS GNDS PAYRL	.04	2
RDS GNDS CONTR	.07	9
RDS GNDS OTHER	.00	7
SECURITY TOTAL	.13	18
SEC PAYROLL	.14	15
SEC CONTRACTS	.02	3
SEC OTHER	.00	3

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.48	21
PAYROLL	.17	9
MGMT FEES	.45	13
LEGAL FEES	.02	7
AUDIT FEES	.05	3
GEN OFC EXP	.02	18
OTHER ADM EXP	.01	13
FIXED EXP TOTAL	.92	22
REAL ESTATE TAX	.76	22
BUILDING INS	.15	22
PERS PROP TAX	.01	3
OTHER TAXES	.01	9
LEASING EXPENSES	.04	17
ADV PROMOTION	.01	12
COMM FEES	.01	13
TENANT ALTS	.45	7
BUY OUTS		
TOTAL PAYROLL	.60	19
CLEANING	.19	2
REPAIR MAINT	.34	17
RDS GROUNDS	.04	2
SECURITY	.14	15
ADMINISTRATIVE	.17	9
TOTAL CONTRACTS	.94	20
CLEANING	.58	20
REPAIR MAINT	.14	18
RDS GROUNDS	.07	9
SECURITY	.02	3
ADMINISTRATIVE	.48	8

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Salt Lake City, UT

U.S. PRIVATE SECTOR
SALT LAKE CITY
DOWNTOWN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	236,317 SQ.FT.				221,439 SQ.FT.			
	DOLLARS SQ.FT.		MID RANGE		# BLDS	DOLLAR SQ.FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					9	8.27	7.82	5.82	9.82
RETAIL AREA	4.32	4.03			2				
OTHER AREA									
TOTAL RENT	8.03	7.39	5.74	9.82	9				
MISCELLANEOUS	.54	.47	.22	.91	7				
TOTAL INCOME	8.50	8.03	6.09	10.75	9				
EXPENSE									
CLEANING	.72	.73	.64	.88	9	.76	.75	.71	.89
REPAIR-MAINT	1.01	.74	.33	1.35	9	1.08	.74	.33	1.63
UTILITIES	2.67	2.15	1.82	2.98	9	2.80	2.15	1.82	3.35
RDS GNDS SEC	.09	.07	.04	.11	8	.09	.07	.04	.11
ADMINISTRATIVE	.46	.51	.19	.59	9	.46	.51	.19	.59
TOTAL OPER EXP	4.94	4.42	3.52	5.56	9	5.22	4.42	3.52	5.75
FIXED EXPENSES	.91	.93	.68	1.23	9	.91	.93	.68	1.23
TOTAL OPER+FIXED	5.85	5.30	4.71	6.51	9	6.13	5.30	4.71	6.63
LEASING EXP	.06	.04	.01	.11	6				
TOTAL PAYROLL	.72	.69	.10	1.23	6				
TOTAL CONTRACT	1.02	.96	.79	1.36	9				

AVG SQFT OFC TEN	3140	9	AVG OFFICE OCCUPANCY	83.7	9
AVG SQFT RET TEN	4959	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	309	9	AVG RATE YR END RENT	11.09	8
			RENTABLE GROSS SQFT	.93	9

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.73	9	ADMIN TOTAL	.51	9
PAYROLL	.00	1	PAYROLL	.02	3
CONTRACT	.63	9	MGMT FEES	.50	6
SUP MAT MISC	.15	5	LEGAL FEES	.00	4
TRASH REMOVAL	.05	6	AUDIT FEES	.09	1
			GEN OFC EXP	.03	6
REPR MAINT TOTAL	.74	9	OTHER ADM EXP	.01	4
PAYROLL	.46	6			
ELEVATOR	.10	7	FIXED EXP TOTAL	.93	9
HVAC	.12	9	REAL ESTATE TAX	.80	9
ELECTRICAL	.04	7	BUILDING INS	.15	9
STRUCT ROOF	.01	2	PERS PROP TAX		
PLUMBING	.01	7	OTHER TAXES	.01	4
FIRE LIFE SFTY	.00	2			
OTHER MAINT SUP	.24	9	LEASING EXPENSES	.04	6
			ADV PROMOTION	.02	4
UTILITIES TOTAL	2.15	9	COMM FEES	.01	6
ELECTRIC	2.03	9	TENANT ALTS	.08	1
GAS	.20	6	BUY-OUTS		
FUEL OIL					
PURCH STEAM	.46	2	TOTAL PAYROLL	.69	6
PURCH CH WTR			CLEANING	.00	1
COAL			REPAIR MAINT	.46	6
WATER SEWER	.05	8	RDS GROUNDS		
			SECURITY	.04	3
RDS GNDS SEC TOT	.07	8	ADMINISTRATIVE	.02	3
RDS GNDS TOTAL	.07	6			
RDS GNDS PAYRL			TOTAL CONTRACTS	.96	9
RDS GNDS CONTR	.09	4	CLEANING	.83	9
RDS GNDS OTHER	.01	2	REPAIR MAINT	.13	8
SECURITY TOTAL	.04	5	RDS GROUNDS	.09	4
SEC PAYROLL	.04	3	SECURITY		
SEC CONTRACTS			ADMINISTRATIVE	.51	5
SEC OTHER	.00	2			

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U.S. PRIVATE SECTOR
SALT LAKE CITY
DOWNTOWN 50,000 - 100,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	188,691 SQ.FT.				162,987 SQ.FT.			
	DOLLARS SQ.FT.		MID RANGE		# BLDS	DOLLAR SQ.FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	6.03	6.04		
RETAIL AREA	5.17	8.31			2				
OTHER AREA									
TOTAL RENT	5.96	5.67			3				
MISCELLANEOUS	.31	.31			2				
TOTAL INCOME	6.18	5.67			3				
EXPENSE									
CLEANING	.54	.56			3	.63	.63		
REPAIR MAINT	1.49	1.43			3	1.73	1.62		
UTILITIES	1.38	1.23			3	1.52	1.23		
RDS GNDS SEC	.25	.11			3	.25	.11		
ADMINISTRATIVE	.92	.56			3	.92	.56		
TOTAL OPER EXP	4.58	3.62			3	5.24	3.97		
FIXED EXPENSES	.88	.92			3	.88	.92		
TOTAL OPER+FIXED	5.46	4.54			3	6.11	4.89		
LEASING EXP	.01	.01			3				
TOTAL PAYROLL	1.45	1.27			3				
TOTAL CONTRACT	.83	.83			2				

AVG SQFT OFC TEN	3942	3	AVG OFFICE OCCUPANCY	87.1	3
AVG SQFT RET TEN	4477	2	AVG RETAIL OCCUPANCY	52.3	2
AVG SQFT OFC WORK	396	3	AVG RATE YR END RENT	9.83	3
			RENTABLE GROSS SQFT	1.00	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.56	3	ADMIN TOTAL	.56	3
PAYROLL	.39	1	PAYROLL	.44	1
CONTRACT	.58	2	MGMT FEES	.41	2
SUP MAT MISC	.02	1	LEGAL FEES	.04	1
TRASH REMOVAL	.02	2	AUDIT FEES		
			GEN OFC EXP	.02	3
REPR MAINT TOTAL	1.43	3	OTHER ADM EXP	.00	3
PAYROLL	.92	3			
ELEVATOR	.10	3	FIXED EXP TOTAL	.92	3
HVAC	.08	3	REAL ESTATE TAX	.78	3
ELECTRICAL	.08	3	BUILDING INS	.13	3
STRUCT ROOF	.12	2	PERS PROP TAX		
PLUMBING	.00	3	OTHER TAXES	.01	2
FIRE LIFE SFTY					
OTHER MAINT SUP	.07	3	LEASING EXPENSES	.01	3
			ADV PROMOTION	.01	3
UTILITIES TOTAL	1.23	3	COMM FEES	.01	1
ELECTRIC	.98	3	TENANT ALTS		
GAS	.23	1	BUY-OUTS		
FUEL OIL	.00	1			
PURCH STEAM	.52	1	TOTAL PAYROLL	1.27	3
PURCH CH WTR			CLEANING	.39	1
COAL			REPAIR MAINT	.92	3
WATER SEWER	.08	2	RDS GROUNDS	.02	1
			SECURITY	.11	3
RDS GNDS SEC TOT	.11	3	ADMINISTRATIVE	.44	1
RDS GNDS TOTAL	.02	1			
RDS GNDS PAYRL	.02	1	TOTAL CONTRACTS	.83	2
RDS GNDS CONTR			CLEANING	.58	2
RDS GNDS OTHER			REPAIR MAINT	.12	2
SECURITY TOTAL	.11	3	RDS GROUNDS		
SEC PAYROLL	.11	3	SECURITY		
SEC CONTRACTS			ADMINISTRATIVE	.28	1
SEC OTHER					

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Salt Lake City, UT

U.S. PRIVATE SECTOR
SALT LAKE CITY
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS 1,273,981 SQ FT					1,101,542 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	7.80	7.11	6.10	10.60
RETAIL AREA	10.86	10.86			1				
OTHER AREA									
TOTAL RENT	6.95	7.10	5.85	8.27	6				
MISCELLANEOUS	.38	.06	.03	.63	4				
TOTAL INCOME	7.22	7.14	5.67	8.87	6				
EXPENSE									
CLEANING*	.46	.52	.27	.66	7	.53	.62	.43	.67
REPAIR-MAINT	.54	.65	.19	.75	7	.62	.65	.42	.88
UTILITIES	1.30	1.32	.88	1.72	7	1.51	1.43	.98	2.03
RDS GNDS SEC	.18	.15	.14	.22	7	.18	.15	.14	.22
ADMINISTRATIVE	.30	.30	.16	.45	6	.30	.30	.16	.45
TOTAL OPER EXP	2.75	3.01	1.49	3.59	7	3.17	3.24	2.92	3.95
FIXED EXPENSES	.97	.82	.55	1.52	7	.97	.82	.55	1.52
TOTAL OPER+FIXED	3.72	4.10	2.31	4.49	7	4.15	4.31	3.79	4.75
LEASING EXP	1.01	1.34	.09	1.78	5				
TOTAL PAYROLL	.38	.46	.14	.50	7				
TOTAL CONTRACT	.67	.67	.45	.94	6				

AVG SQFT OFC TEN	7348	7	AVG OFFICE OCCUPANCY	79.4	7
AVG SQFT RET TEN	4063	1	AVG RETAIL OCCUPANCY	98.3	2
AVG SQFT OFC WORK	306	6	AVG RATE YR END RENT	11.96	7
			RENTABLE GROSS SQFT	.91	7

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.52	7	ADMIN TOTAL	.30	6
PAYROLL			PAYROLL	.12	3
*CONTRACT	.47	6	MGMT FEES	.30	4
SUP MAT MISC	.06	6	LEGAL FEES	.03	2
TRASH REMOVAL	.02	7	AUDIT FEES	.04	2
			GEN OFC EXP	.02	6
			OTHER ADM EXP	.01	3
REPR MAINT TOTAL	.65	7			
PAYROLL	.31	5	FIXED EXP TOTAL	.82	7
ELEVATOR	.13	7	REAL ESTATE TAX	.62	7
HVAC	.12	6	BUILDING INS	.19	7
ELECTRICAL	.03	6	PERS PROP TAX	.01	3
STRUCT ROOF			OTHER TAXES	.02	2
PLUMBING	.00	5			
FIRE LIFE SFTY	.01	3	LEASING EXPENSES	1.34	5
OTHER MAINT SUP	.13	6	ADV PROMOTION	.01	4
			COMM FEES	.19	4
UTILITIES TOTAL	1.32	7	TENANT ALTS	1.21	4
ELECTRIC	1.02	7	BUY-OUTS		
GAS	.12	6			
FUEL OIL			TOTAL PAYROLL	.46	7
PURCH STEAM	.49	1	CLEANING		
PURCH CH WTR			REPAIR MAINT	.31	5
COAL			RDS GROUNDS	.07	1
WATER SEWER	.05	7	SECURITY	.14	6
			ADMINISTRATIVE	.12	3
RDS GNDS SEC TOT	.15	7			
RDS GNDS TOTAL	.08	5	TOTAL CONTRACTS	.67	6
RDS GNDS PAYRL	.07	1	CLEANING	.47	6
RDS GNDS CONTR	.01	3	REPAIR MAINT	.18	5
RDS GNDS OTHER	.01	4	RDS GROUNDS	.01	3
SECURITY TOTAL	.14	7	SECURITY	.02	3
SEC PAYROLL	.14	6	ADMINISTRATIVE	.28	1
SEC CONTRACTS	.02	3			
SEC OTHER	.01	1			

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U.S. PRIVATE SECTOR
SALT LAKE CITY
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS 919,417 SQ FT					4 872,625 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	11.53	6.44	5.59	12.51
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10.38	6.02	5.59	9.96	6				
MISCELLANEOUS	2.87	.65			4				
TOTAL INCOME	11.21	7.08	5.60	11.66	6				
EXPENSE									
CLEANING	.69	.47	.31	.72	6	.76	.61	.33	.83
REPAIR-MAINT	1.15	.53	.39	1.33	6	1.28	.53	.39	1.94
UTILITIES	1.95	1.80	.89	2.26	6	2.16	1.80	.89	3.48
RDS GNDS SEC	.80	.35	.16	.80	6	.80	.35	.16	.80
ADMINISTRATIVE	.35	.44	.30	.51	6	.35	.44	.30	.51
TOTAL OPER EXP	4.93	3.42	2.44	5.32	6	2.65	3.42	2.44	7.69
FIXED EXPENSES	1.80	.71	.60	1.66	6	1.80	.71	.60	1.68
TOTAL OPER+FIXED	6.72	4.02	3.13	8.96	6	7.27	4.02	3.13	9.33
LEASING EXP	.13	.27	.04	.72	6				
TOTAL PAYROLL	1.71	.33			4				
TOTAL CONTRACT	.96	1.02	.83	1.08	5				

AVG SQFT OFC TEN	5358	6	AVG OFFICE OCCUPANCY	89.9	6
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	328	6	AVG RATE YR END RENT	10.02	4
			RENTABLE GROSS SQFT	.97	9

COMPONENT COSTS TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.47	6	ADMIN TOTAL	.44	6
PAYROLL			PAYROLL	.24	3
CONTRACT	.47	5	MGMT FEES	.38	3
SUP MAT MISC	.04	6	LEGAL FEES	.03	3
TRASH REMOVAL	.04	4	AUDIT FEES	.02	1
			GEN OFC EXP	.04	6
			OTHER ADM EXP	.02	6
REPR MAINT TOTAL	.53	6			
PAYROLL	.29	4	FIXED EXP TOTAL	.71	6
ELEVATOR	.01	4	REAL ESTATE TAX	.57	6
HVAC	.11	6	BUILDING INS	.13	6
ELECTRICAL	.04	6	PERS PROP TAX	.38	1
STRUCT ROOF	.02	5	OTHER TAXES		
PLUMBING	.01	6			
FIRE LIFE SFTY	.01	3	LEASING EXPENSES	.27	6
OTHER MAINT SUP	.12	6	ADV PROMOTION	.03	5
			COMM FEES	.44	3
UTILITIES TOTAL	1.90	6	TENANT ALTS	.07	3
ELECTRIC	1.88	6	BUY-OUTS		
GAS	.14	6			
FUEL OIL			TOTAL PAYROLL	.33	4
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT	.29	4
COAL			RDS GROUNDS	.19	1
WATER SEWER	.10	5	SECURITY	.75	1
			ADMINISTRATIVE	.24	3
RDS GNDS SEC TOT	.35	6			
RDS GNDS TOTAL	.25	6	TOTAL CONTRACTS	1.02	5
RDS GNDS PAYRL	.19	1	CLEANING	.47	5
RDS GNDS CONTR	.24	4	REPAIR MAINT	.13	2
RDS GNDS OTHER	.09	6	RDS GROUNDS	.24	4
SECURITY TOTAL	.02	3	SECURITY	.07	2
SEC PAYROLL	.75	1	ADMINISTRATIVE	.41	2
SEC CONTRACTS	.07	2			
SEC OTHER	.02	2			

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U.S. PRIVATE SECTOR

Salt Lake City, UT
San Antonio, TX

U.S. PRIVATE SECTOR
SALT LAKE CITY
SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 724,941 SQ.FT.					724,941 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					1	13.49	13.49		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13.49	13.49			1				
MISCELLANEOUS									
TOTAL INCOME	13.49	13.49			1				
EXPENSE									
CLEANING	.83	.83			1	.83	.83		
REPAIR-MAINT	1.36	1.36			1	1.36	1.36		
UTILITIES	1.86	1.86			1	1.86	1.86		
RDS GNDS SEC	1.09	1.09			1	1.09	1.09		
ADMINISTRATIVE	.33	.33			1	.33	.33		
TOTAL OPER EXP	5.47	5.47			1	2.08	5.47		
FIXED EXPENSES	2.58	2.58			1	2.58	2.58		
TOTAL OPER+FIXED	8.05	8.05			1	8.05	8.05		
LEASING EXP	.07	.07			1				
TOTAL PAYROLL	2.34	2.34			1				
TOTAL CONTRACT	1.03	1.03			1				

AVG SQFT OFC TEN	51269	1	AVG OFFICE OCCUPANCY	93.0	1
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	346	1	AVG RATE YR END RENT	14.50	1
			RENTABLE GROSS SQFT	.97	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT*

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.83	1
PAYROLL		
CONTRACT	.74	1
SUP MAT MISC	.07	1
TRASH REMOVAL	.03	1
REPR MAINT TOTAL	1.36	1
PAYROLL	1.14	1
ELEVATOR	.07	1
HVAC	.03	1
ELECTRICAL	.06	1
STRUCT ROOF	.01	1
PLUMBING	.00	1
FIRE LIFE SFTY	.01	1
OTHER MAINT SUP	.04	1
UTILITIES TOTAL	1.86	1
ELECTRIC	1.69	1
GAS	.13	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.05	1
RDS GNDS SEC TOT	1.09	1
RDS GNDS TOTAL	.22	1
RDS GNDS PAYRL	.19	1
RDS GNDS CONTR		
RDS GNDS OTHER	.03	1
SECURITY TOTAL	.87	1
SEC PAYROLL	.75	1
SEC CONTRACTS	.11	1
SEC OTHER	.01	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.33	1
PAYROLL	.26	1
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.06	1
OTHER ADM EXP	.00	1
FIXED EXP TOTAL	2.58	1
REAL ESTATE TAX	1.78	1
BUILDING INS	.41	1
PERS PROP TAX		
OTHER TAXES	.38	1
LEASING EXPENSES	.07	1
ADV PROMOTION		
COMM FEES		
TENANT ALTS	.07	1
BUY-OUTS		
TOTAL PAYROLL	2.34	1
CLEANING		
REPAIR MAINT	1.14	1
RDS GROUNDS	.19	1
SECURITY	.75	1
ADMINISTRATIVE	.26	1
TOTAL CONTRACTS	1.03	1
CLEANING	.74	1
REPAIR MAINT	.18	1
RDS GROUNDS		
SECURITY	.11	1
ADMINISTRATIVE		

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U.S. PRIVATE SECTOR
SAN ANTONIO
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS 1,527,373 SQ.FT.					1,471,666 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					7	9.57	9.44	5.83	11.95
RETAIL AREA	13.77	8.34			3				
OTHER AREA	.38	.37			2				
TOTAL RENT	9.51	9.44	5.68	11.95	7				
MISCELLANEOUS	.37	.06	.02	.46	5				
TOTAL INCOME	9.82	9.46	5.75	11.96	7				
EXPENSE									
CLEANING	.46	.52	.43	.56	7	.48	.54	.44	.60
REPAIR-MAINT	.64	.64	.58	.72	7	.66	.68	.61	.72
UTILITIES	1.40	1.57	1.21	1.82	7	1.45	1.57	1.24	1.94
RDS GNDS SEC	.30	.18	.09	.43	6	.30	.18	.09	.43
ADMINISTRATIVE	.64	.65	.43	.76	7	.64	.65	.43	.78
TOTAL OPER EXP	3.40	3.55	3.21	3.76	7	3.53	3.67	3.21	4.15
FIXED EXPENSES	1.53	1.53	1.51	1.66	7	1.53	1.53	1.51	1.68
TOTAL OPER+FIXED	4.94	5.08	4.74	5.19	7	5.07	5.17	4.74	5.67
LEASING EXP	.15	.10	.06	.29	7				
TOTAL PAYROLL	.74	.72	.56	.87	7				
TOTAL CONTRACT	.73	.76	.59	.76	7				

AVG SQFT OFC TEN	3848	7	AVG OFFICE OCCUPANCY	71.4	7
AVG SQFT RET TEN	1387	3	AVG RETAIL OCCUPANCY	65.7	3
AVG SQFT OFC WORK	357	7	AVG RATE YR END RENT	14.83	7
			RENTABLE GROSS SQFT	.95	7

COMPONENT COSTS- TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.52	7
PAYROLL	.09	1
CONTRACT	.47	7
SUP MAT MISC	.05	5
TRASH REMOVAL	.03	5
REPR MAINT TOTAL	.64	7
PAYROLL	.20	7
ELEVATOR	.14	6
HVAC	.08	7
ELECTRICAL	.04	7
STRUCT ROOF	.01	5
PLUMBING	.02	6
FIRE LIFE SFTY	.02	3
OTHER MAINT SUP	.10	6
UTILITIES TOTAL	1.57	7
ELECTRIC	1.44	7
GAS	.06	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.05	7
RDS GNDS SEC TOT	.18	6
RDS GNDS TOTAL	.08	4
RDS GNDS PAYRL	.01	1
RDS GNDS CONTR	.08	2
RDS GNDS OTHER	.09	2
SECURITY TOTAL	.16	6
SEC PAYROLL	.35	2
SEC CONTRACTS	.09	4
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.65	7
PAYROLL	.31	7
MGMT FEES	.28	3
LEGAL FEES	.02	3
AUDIT FEES	.11	2
GEN OFC EXP	.09	7
OTHER ADM EXP	.03	5
FIXED EXP TOTAL	1.53	7
REAL ESTATE TAX	1.44	7
BUILDING INS	.16	7
PERS PROP TAX	.00	3
OTHER TAXES	.73	1
LEASING EXPENSES	.10	7
ADV PROMOTION	.02	5
COMM FEES	.08	4
TENANT ALTS	.20	3
BUY-OUTS		
TOTAL PAYROLL	.72	7
CLEANING	.09	1
REPAIR MAINT	.20	7
RDS GROUNDS	.01	1
SECURITY	.35	2
ADMINISTRATIVE	.31	7
TOTAL CONTRACTS	.76	7
*CLEANING	.47	7
REPAIR MAINT	.24	6
RDS GROUNDS	.08	2
SECURITY	.09	4
ADMINISTRATIVE	.14	2

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San Antonio, TX

U.S. PRIVATE SECTOR
SAN ANTONIO
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 955,308 SQ FT					918,254 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	9.34	9.44	5.50	14.08
RETAIL AREA	7.20	5.80			2				
OTHER AREA	.21	.21			1				
TOTAL RENT	9.10	9.44	5.50	13.15	5				
MISCELLANEOUS	.05	.04	.02	.08	4				
TOTAL INCOME	9.14	9.46	5.58	13.15	5				
EXPENSE									
CLEANING	.47	.52	.42	.54	5	.49	.54	.43	.58
REPAIR-MAINT	.61	.60	.53	.68	5	.64	.66	.55	.70
UTILITIES	1.49	1.57	1.20	1.79	5	1.55	1.57	1.25	1.92
RDS GNDS SEC	.15	.16	.09	.25	4	.15	.16	.09	.25
ADMINISTRATIVE	.58	.61	.41	.84	5	.58	.61	.41	.84
TOTAL OPER EXP	3.27	3.51	2.92	3.71	5	3.41	3.51	2.99	4.03
FIXED EXPENSES	1.51	1.53	1.26	1.67	5	1.51	1.53	1.26	1.67
TOTAL OPER+FIXED	4.78	4.76	4.52	5.19	5	4.91	4.91	4.59	5.43
LEASING EXP	.17	.10	.05	.38	5				
TOTAL PAYROLL	.69	.72	.51	.99	5				
TOTAL CONTRACT	.83	.77	.69	1.07	5				

AVG SQFT OFC TEN	3018	5	AVG OFFICE OCCUPANCY	75.6	5
AVG SQFT RET TEN	1139	2	AVG RETAIL OCCUPANCY	59.1	2
AVG SQFT OFC WORK	357	5	AVG RATE YR-END RENT	14.96	5
			RENTABLE GROSS SQFT	.92	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.52	5
PAYROLL	.09	1
CONTRACT	.47	5
SUP MAT MISC	.05	3
TRASH REMOVAL	.03	3
REPR MAINT TOTAL	.60	5
PAYROLL	.19	5
ELEVATOR	.13	5
HVAC	.08	5
ELECTRICAL	.03	5
STRUCT ROOF	.01	3
PLUMBING	.01	4
FIRE LIFE SFTY	.01	2
OTHER MAINT SUP	.10	4
UTILITIES TOTAL	1.57	5
ELECTRIC	1.44	5
GAS	.04	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.06	5
RDS GNDS SEC TOT	.16	4
RDS GNDS TOTAL	.08	2
RDS GNDS PAYRL	.01	1
RDS GNDS CONTR	.08	2
RDS GNDS OTHER		
SECURITY TOTAL	.16	4
SEC PAYROLL	.18	1
SEC CONTRACTS	.15	3
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.61	5
PAYROLL	.43	5
MGMT FEES	.17	1
LEGAL FEES	.02	2
AUDIT FEES		
GEN OFC EXP	.09	5
OTHER ADM EXP	.02	4
FIXED EXP TOTAL	1.53	5
REAL ESTATE TAX	1.47	5
BUILDING INS	.16	5
PERS PROP TAX	.00	2
OTHER TAXES		
LEASING EXPENSES	.10	5
ADV PROMOTION	.01	4
COMM FEES	.07	2
TENANT ALTS	.34	2
BUY-OUTS		
TOTAL PAYROLL	.72	5
CLEANING	.09	1
REPAIR MAINT	.19	5
RDS GROUNDS	.01	1
SECURITY	.18	1
ADMINISTRATIVE	.43	5
TOTAL CONTRACTS	.77	5
CLEANING	.47	5
REPAIR MAINT	.29	5
RDS GROUNDS	.08	2
SECURITY	.15	3
ADMINISTRATIVE	.27	1

*All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
SAN ANTONIO
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	21 BLDS 2,421,823 SQ FT					2,389,108 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					21	9.13	11.22	8.38	12.35
RETAIL AREA	16.24	11.13			3				
OTHER AREA									
TOTAL RENT	9.36	11.22	6.81	12.84	21				
MISCELLANEOUS	.05	.02	.00	.13	13				
TOTAL INCOME	9.39	11.22	6.83	12.96	21				
EXPENSE									
CLEANING	.54	.57	.45	.70	21	.54	.61	.45	.70
REPAIR MAINT	.60	.58	.43	.81	21	.61	.58	.43	.81
UTILITIES	1.38	1.45	1.13	1.71	21	1.39	1.45	1.13	1.71
RDS GNDS SEC	.32	.28	.15	.45	20	.32	.28	.15	.45
ADMINISTRATIVE	.91	.84	.56	1.17	21	.91	.84	.56	1.17
TOTAL OPER EXP	3.73	3.71	3.43	4.17	21	3.76	3.71	3.48	4.17
FIXED EXPENSES	1.39	1.31	1.10	1.73	21	1.39	1.31	1.10	1.73
TOTAL OPER+FIXED	5.11	5.07	4.51	5.93	21	5.16	5.07	4.55	5.96
LEASING EXP	1.07	.37	.07	1.78	20				
TOTAL PAYROLL	.66	.65	.46	.81	17				
TOTAL CONTRACT	1.25	1.22	1.07	1.51	20				

AVG SQFT OFC TEN	3475	20	AVG OFFICE OCCUPANCY	73.4	21
AVG SQFT RET TEN	4674	3	AVG RETAIL OCCUPANCY	100.0	3
AVG SQFT OFC WORK	312	16	AVG RATE YR-END RENT	15.77	18
			RENTABLE GROSS SQFT	.94	21

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.61	20
PAYROLL	.09	6
CONTRACT	.43	20
SUP MAT MISC	.04	18
TRASH REMOVAL	.02	18
REPR MAINT TOTAL	.62	20
PAYROLL	.27	16
ELEVATOR	.06	20
HVAC	.09	20
ELECTRICAL	.03	20
STRUCT ROOF	.01	11
PLUMBING	.01	20
FIRE LIFE SFTY	.01	12
OTHER MAINT SUP	.13	19
UTILITIES TOTAL	1.49	20
ELECTRIC	1.45	20
GAS	.07	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.07	20
RDS GNDS SEC TOT	.28	20
RDS GNDS TOTAL	.12	20
RDS GNDS PAYRL	.01	4
RDS GNDS CONTR	.08	20
RDS GNDS OTHER	.06	14
SECURITY TOTAL	.15	20
SEC PAYROLL		
SEC CONTRACTS	.15	19
SEC OTHER	.01	7

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.73	20
PAYROLL	.36	17
MGMT FEES	.41	19
LEGAL FEES	.04	14
AUDIT FEES	.07	1
GEN OFC EXP	.05	19
OTHER ADM EXP	.02	16
FIXED EXP TOTAL	1.30	20
REAL ESTATE TAX	1.18	20
BUILDING INS	.11	19
PERS PROP TAX	.07	5
OTHER TAXES	.08	3
LEASING EXPENSES	.40	19
ADV PROMOTION	.03	17
COMM FEES	.13	16
TENANT ALTS	.50	12
BUY-OUTS	.40	3
TOTAL PAYROLL	.65	17
CLEANING	.09	6
REPAIR MAINT	.27	16
RDS GROUNDS	.01	4
SECURITY		
ADMINISTRATIVE	.36	17
TOTAL CONTRACTS	1.22	20
CLEANING	.43	20
REPAIR MAINT	.26	16
RDS GROUNDS	.08	20
SECURITY	.15	19
ADMINISTRATIVE	.43	15

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
SAN ANTONIO
SUBURBAN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 98,688 SQ.FT.					98,688 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	9.35	9.51		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9.82	9.58			3				
MISCELLANEOUS									
TOTAL INCOME	9.82	9.58			3				
EXPENSE									
CLEANING	.51	.47			3	.51	.47		
REPAIR MAINT	.51	.51			3	.51	.51		
UTILITIES	1.66	1.62			3	1.66	1.62		
RDS GNDS SEC	.13	.15			3	.13	.15		
ADMINISTRATIVE	.62	.56			3	.62	.56		
TOTAL OPER EXP	3.42	3.55			3	3.42	3.55		
FIXED EXPENSES	1.21	1.12			3	1.21	1.12		
TOTAL OPER+FIXED	4.63	4.67			3	4.63	4.67		
LEASING EXP	.14	.13			3				
TOTAL PAYROLL	.40	.40			1				
TOTAL CONTRACT	.94	1.30			3				

AVG SQFT OFC TEN	2265	3	AVG OFFICE OCCUPANCY	73.5	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	153	2	AVG RATE YR END RENT	10.50	2
			RENTABLE GROSS SQFT	.91	3

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.47	3	ADMIN TOTAL	.58	3
PAYROLL			PAYROLL	.16	1
CONTRACT	.43	3	MGMT FEES	.43	3
SUP MAT MISC	.07	3	LEGAL FEES	.09	2
TRASH REMOVAL	.03	3	AUDIT FEES	.07	1
			GEN OFC EXP	.02	3
			OTHER ADM EXP	.01	1
REPR MAINT TOTAL	.51	3			
PAYROLL	.24	1	FIXED EXP TOTAL	1.12	3
ELEVATOR	.07	3	REAL ESTATE TAX	.99	3
HVAC	.09	3	BUILDING INS	.12	3
ELECTRICAL	.04	3	PERS PROP TAX		
STRUCT ROOF	.05	2	OTHER TAXES		
PLUMBING	.02	3			
FIRE LIFE SFTY	.00	1	LEASING EXPENSES	.13	3
OTHER MAINT SUP	.17	2	ADV PROMOTION	.03	3
			COMM FEES	.11	2
UTILITIES TOTAL	1.62	3	TENANT ALTS	.09	1
ELECTRIC	1.56	3	BUY OUTS		
GAS					
FUEL OIL			TOTAL PAYROLL	.40	1
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT	.24	1
COAL			RDS GROUNDS		
WATER SEWER	.03	3	SECURITY		
			ADMINISTRATIVE	.16	1
RDS GNDS SEC TOT	.15	3			
RDS GNDS TOTAL	.10	3	TOTAL CONTRACTS	1.30	3
RDS GNDS PAYRL			CLEANING	.43	3
RDS GNDS CONTR	.07	3	REPAIR MAINT	.30	2
RDS GNDS OTHER	.03	2	RDS GROUNDS	.07	3
SECURITY TOTAL	.04	3	SECURITY	.04	3
SEC PAYROLL			ADMINISTRATIVE	.44	2
SEC CONTRACTS	.04	3			
SEC OTHER					

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U.S. PRIVATE SECTOR
SAN ANTONIO
SUBURBAN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 230,417 SQ.FT.					230,417 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	11.21	11.21		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11.21	11.21			3				
MISCELLANEOUS	.18	.18			1				
TOTAL INCOME	11.26	11.21			3				
EXPENSE									
CLEANING	.67	.67			3	.67	.67		
REPAIR MAINT	.90	.79			3	.90	.79		
UTILITIES	1.67	1.60			3	1.67	1.60		
RDS GNDS SEC	.44	.38			3	.44	.38		
ADMINISTRATIVE	.78	.72			3	.78	.72		
TOTAL OPER EXP	4.46	4.27			3	4.46	4.27		
FIXED EXPENSES	1.56	1.60			3	1.56	1.60		
TOTAL OPER+FIXED	6.02	5.87			3	6.02	5.87		
LEASING EXP	2.08	1.91			3				
TOTAL PAYROLL	.88	.51			3				
TOTAL CONTRACT	1.22	1.19			3				

AVG SQFT OFC TEN	3827	3	AVG OFFICE OCCUPANCY	93.0	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	272	2	AVG RATE YR END RENT	15.12	2
			RENTABLE GROSS SQFT	.95	3

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.67	3	ADMIN TOTAL	.72	3
PAYROLL	.34	2	PAYROLL	.28	3
CONTRACT	.55	3	MGMT FEES	.43	2
SUP MAT MISC	.06	3	LEGAL FEES	.07	1
TRASH REMOVAL	.02	2	AUDIT FEES		
			GEN OFC EXP	.05	2
			OTHER ADM EXP	.10	2
REPR MAINT TOTAL	.79	3			
PAYROLL	.34	3	FIXED EXP TOTAL	1.60	3
ELEVATOR	.10	3	REAL ESTATE TAX	1.37	3
HVAC	.14	3	BUILDING INS	.22	3
ELECTRICAL	.04	3	PERS PROP TAX	.00	1
STRUCT ROOF	.02	1	OTHER TAXES		
PLUMBING	.01	3			
FIRE LIFE SFTY	.01	1	LEASING EXPENSES	1.91	3
OTHER MAINT SUP	.14	3	ADV PROMOTION	.04	2
			COMM FEES	.18	3
UTILITIES TOTAL	1.60	3	TENANT ALTS	1.65	3
ELECTRIC	1.46	3	BUY OUTS		
GAS	.07	2			
FUEL OIL			TOTAL PAYROLL	.51	3
PURCH STEAM			CLEANING	.34	2
PURCH CH WTR			REPAIR MAINT	.34	3
COAL			RDS GROUNDS		
WATER SEWER	.11	3	SECURITY		
			ADMINISTRATIVE	.28	3
RDS GNDS SEC TOT	.38	3			
RDS GNDS TOTAL	.17	3	TOTAL CONTRACTS	1.19	3
RDS GNDS PAYRL			CLEANING	.55	3
RDS GNDS CONTR	.15	3	REPAIR MAINT	.53	2
RDS GNDS OTHER	.08	3	RDS GROUNDS	.15	3
SECURITY TOTAL	.15	3	SECURITY	.15	3
SEC PAYROLL			ADMINISTRATIVE	.41	1
SEC CONTRACTS	.15	3			
SEC OTHER					

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San Antonio, TX
San Diego, CA

U.S. PRIVATE SECTOR
SAN ANTONIO
SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS 1,460,870 SQ FT					1,428,155 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					9	9.05	12.07	1.78	14.11
RETAIL AREA	18.24	11.13			3				
OTHER AREA									
TOTAL RENT	9.32	12.62	1.94	14.40	9				
MISCELLANEOUS	.05	.01	.00	.18	6				
TOTAL INCOME	9.35	12.63	1.95	14.45	9				
EXPENSE									
CLEANING	.50	.53	.34	.67	9	.51	.61	.34	.68
REPAIR-MAINT	.54	.51	.39	.74	9	.55	.51	.39	.74
UTILITIES	1.28	1.28	.98	1.62	9	1.31	1.28	.99	1.62
RDS. GNDS SEC	.32	.27	.14	.52	8	.32	.27	.14	.52
ADMINISTRATIVE	.95	1.17	.56	1.24	9	.95	1.17	.56	1.24
TOTAL OPER EXP	3.57	3.92	3.43	4.03	9	3.64	3.92	3.48	4.03
FIXED EXPENSES	1.34	1.32	1.08	1.73	9	1.34	1.32	1.07	1.73
TOTAL OPER+FIXED	4.91	5.14	4.51	5.90	9	4.98	5.14	4.55	5.93
LEASING EXP	1.22	.66	.29	2.20	8				
TOTAL PAYROLL	.61	.67	.63	.75	7				
TOTAL CONTRACT	1.28	1.37	.83	1.60	8				

AVG SQFT OFC TEN	3684	8
AVG SQFT RET TEN	4674	3
AVG SQFT OFC WORK	359	8

AVG OFFICE OCCUPANCY	72.9	9
AVG RETAIL OCCUPANCY	100.0	3
AVG RATE YR-END RENT /	17.38	8
RENTABLE GROSS SQFT	.95	9

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.57	8
PAYROLL	.14	2
CONTRACT	.39	8
SUP MAT MISC	.04	6
TRASH REMOVAL	.02	7
REPR MAINT TOTAL	.53	8
PAYROLL	.28	6
ELEVATOR	.05	8
HVAC	.09	8
ELECTRICAL	.01	8
STRUCT ROOF	.01	4
PLUMBING	.01	8
FIRE LIFE SFTY	.02	4
OTHER MAINT SUP	.10	8
UTILITIES TOTAL	1.29	8
ELECTRIC	1.21	8
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.07	8
RDS GNDS SEC TOT	.27	8
RDS GNDS TOTAL	.12	8
RDS GNDS PAYRL	.01	2
RDS GNDS CONTR	.08	8
RDS GNDS OTHER	.05	5
SECURITY TOTAL	.17	8
SEC PAYROLL		
SEC CONTRACTS	.31	7
SEC OTHER	.01	5

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	1.11	8
PAYROLL	.38	7
MGMT FEES	.41	8
LEGAL FEES	.03	7
AUDIT FEES		
GEN OFC EXP	.07	8
OTHER ADM EXP	.02	7
FIXED EXP TOTAL	1.23	8
REAL ESTATE TAX	1.08	8
BUILDING INS	.08	7
PERS PROP TAX	.14	2
OTHER TAXES	.16	1
LEASING EXPENSES	.87	7
ADV PROMOTION	.18	6
COMM FEES	.17	7
TENANT ALTS	.50	4
BUY-OUTS	.40	3
TOTAL PAYROLL	.67	7
CLEANING	.14	2
REPAIR MAINT	.28	6
RDS GROUNDS	.01	2
SECURITY		
ADMINISTRATIVE	.38	7
TOTAL CONTRACTS	1.37	8
CLEANING	.39	8
REPAIR MAINT	.25	8
RDS GROUNDS	.08	6
SECURITY	.31	7
ADMINISTRATIVE	.46	6

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U.S. PRIVATE SECTOR
SAN DIEGO
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS 1,885,005 SQ FT					1,771,291 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					8	12.79	13.15	11.58	14.70
RETAIL AREA	20.28	13.00			3				
OTHER AREA									
TOTAL RENT	13.44	13.79	11.58	15.02	8				
MISCELLANEOUS	.42	.15	.04	1.03	8				
TOTAL INCOME	13.86	14.36	12.31	15.53	8				
EXPENSE									
CLEANING	.89	.84	.73	1.40	8	.90	.84	.73	1.44
REPAIR-MAINT	1.11	1.05	.83	1.30	8	1.14	1.05	.89	1.30
UTILITIES	2.46	2.43	2.28	3.29	8	2.48	2.43	2.28	3.39
RDS GNDS SEC	.31	.37	.26	.41	8	.31	.37	.26	.41
ADMINISTRATIVE	.67	.60	.40	.85	8	.67	.60	.40	.85
TOTAL OPER EXP	5.44	5.82	5.02	6.15	8	5.57	5.82	5.38	6.20
FIXED EXPENSES	1.33	.91	.64	1.71	8	1.33	.91	.64	1.71
TOTAL OPER+FIXED	6.76	6.62	6.36	7.00	8	6.90	6.79	6.45	7.16
LEASING EXP	1.57	.21	.05	2.38	7				
TOTAL PAYROLL	.92	.71	.49	1.34	8				
TOTAL CONTRACT	1.31	1.26	1.04	1.69	8				

AVG SQFT OFC TEN	3826	7
AVG SQFT RET TEN	7487	4
AVG SQFT OFC WORK	241	7

AVG OFFICE OCCUPANCY	88.3	8
AVG RETAIL OCCUPANCY	88.8	4
AVG RATE YR-END RENT	15.76	8
RENTABLE GROSS SQFT	.90	8

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.80	7
PAYROLL	1.28	2
CONTRACT	.71	5
SUP MAT MISC	.11	5
TRASH REMOVAL	.04	5
REPR MAINT TOTAL	1.00	7
PAYROLL	.37	5
ELEVATOR	.21	7
HVAC	.07	7
ELECTRICAL	.09	7
STRUCT ROOF	.07	4
PLUMBING	.01	6
FIRE LIFE SFTY	.01	5
OTHER MAINT SUP	.18	7
UTILITIES TOTAL	2.55	7
ELECTRIC	2.47	7
GAS	.04	5
FUEL OIL	.00	1
PURCH STEAM	.20	2
PURCH CH WTR	.56	1
COAL		
WATER SEWER	.04	6
RDS GNDS SEC TOT	.36	7
RDS GNDS TOTAL	.03	4
RDS GNDS PAYRL		
RDS GNDS CONTR	.02	4
RDS GNDS OTHER	.02	2
SECURITY TOTAL	.33	7
SEC PAYROLL	.36	3
SEC CONTRACTS	.27	4
SEC OTHER	.02	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.61	7
PAYROLL	.31	6
MGMT FEES	.22	5
LEGAL FEES	.01	4
AUDIT FEES	.03	4
GEN OFC EXP	.13	5
OTHER ADM EXP	.05	4
FIXED EXP TOTAL	.97	7
REAL ESTATE TAX	.74	7
BUILDING INS	.28	6
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES	.50	6
ADV PROMOTION	.04	3
COMM FEES	.11	6
TENANT ALTS	1.29	4
BUY-OUTS		
TOTAL PAYROLL	.71	7
CLEANING	1.28	2
REPAIR MAINT	.37	5
RDS GROUNDS		
SECURITY	.36	3
ADMINISTRATIVE	.31	6
TOTAL CONTRACTS	1.25	7
CLEANING	.71	5
REPAIR MAINT	.31	6
RDS GROUNDS	.02	4
SECURITY	.27	4
ADMINISTRATIVE	.22	4

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San Diego, CA

U.S. PRIVATE SECTOR
SAN DIEGO
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS 1,040,038 SQ.FT.					953,878 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	11.85	12.75	7.21	15.40
RETAIL AREA	25.86	21.04			2				
OTHER AREA									
TOTAL RENT	12.84	13.13	8.64	15.69	6				
MISCELLANEOUS	.68	.33	.01	1.70	6				
TOTAL INCOME	13.51	14.38	8.69	16.24	6				
EXPENSE									
CLEANING	1.10	.90	.73	1.99	6	1.11	.93	.73	1.99
REPAIR MAINT	1.32	1.10	.66	2.61	6	1.36	1.10	.71	2.61
UTILITIES	2.87	2.45	2.28	4.28	6	2.90	2.55	2.28	4.28
RDS GRDS SEC	.40	.39	.33	.50	6	.40	.39	.33	.50
ADMINISTRATIVE	.56	.59	.17	.85	6	.56	.59	.17	.85
TOTAL OPER EXP	6.24	5.98	5.02	8.82	6	6.42	5.98	5.38	8.87
FIXED EXPENSES	1.09	.76	.47	1.71	6	1.09	.76	.47	1.71
TOTAL OPER+FIXED	7.34	6.74	6.38	9.69	6	7.51	6.96	6.45	9.78
LEASING EXP	.28	.13	.05	.50	5				
TOTAL PAYROLL	1.16	.71	.48	2.78	6				
TOTAL CONTRACT	1.48	1.44	.72	2.09	6				

AVG SQFT OFC TEN	3024	6	AVG OFFICE OCCUPANCY	93.5	6
AVG SQFT RET TEN	6233	3	AVG RETAIL OCCUPANCY	100.0	3
AVG SQFT OFC WORK	221	6	AVG RATE YR END RENT	14.44	6
			RENTABLE GROSS SQFT	.87	6

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT*

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.87	6	ADMIN TOTAL	.59	5
PAYROLL	1.28	2	PAYROLL	.31	4
CONTRACT	.71	3	MGMT FEES	.22	3
SUP MAT MISC	.11	4	LEGAL FEES	.00	3
TRASH REMOVAL	.04	4	AUDIT FEES	.03	2
			GEN OFC EXP	.07	4
REPR MAINT TOTAL	1.10	6	OTHER ADM EXP	.03	3
PAYROLL	.37	3			
ELEVATOR	.27	6	FIXED EXP TOTAL	.86	5
HVAC	.08	6	REAL ESTATE TAX	.65	5
ELECTRICAL	.13	6	BUILDING INS	.28	4
STRUCT ROOF	.12	3	PERS PROP TAX		
PLUMBING	.01	4	OTHER TAXES		
FIRE LIFE SFTY	.01	4			
OTHER MAINT SUP	.21	6	LEASING EXPENSES	.13	4
			ADV PROMOTION	.03	2
UTILITIES TOTAL	2.59	6	COMM FEES	.05	4
ELECTRIC	2.58	6	TENANT ALTS	.37	2
GAS	.02	3	BUY OUTS		
FUEL OIL	.00	1			
PURCH STEAM	.20	2	TOTAL PAYROLL	.71	5
PURCH CH WTR	.56	1	CLEANING	1.28	2
COAL			REPAIR MAINT	.37	3
WATER SEWER	.05	4	RDS GROUNDS		
			SECURITY	.38	3
RDS GNDS SEC TOT	.38	6	ADMINISTRATIVE	.31	4
RDS GNDS TOTAL	.02	2			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.28	5
RDS GNDS CONTR	.02	2	CLEANING	.71	3
RDS GNDS OTHER	.00	1	REPAIR MAINT	.44	4
SECURITY TOTAL	.38	6	RDS GROUNDS	.02	2
SEC PAYROLL	.38	3	SECURITY	.37	2
SEC CONTRACTS	.37	2	ADMINISTRATIVE	.22	3
SEC OTHER	.02	1			

*All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
SAN DIEGO
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	21 BLDS 784,132 SQ.FT.					784,132 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					21	11.04	13.83	8.19	15.30
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13.15	15.25	13.25	18.40	21				
MISCELLANEOUS	.94	.04			3				
TOTAL INCOME	13.52	15.25	13.67	18.41	21				
EXPENSE									
CLEANING	.60	.70	.37	.92	20	.60	.70	.37	.92
REPAIR MAINT	.52	.48	.13	.65	21	.52	.48	.13	.65
UTILITIES	1.61	1.80	.94	2.32	20	1.61	1.80	.94	2.32
RDS GRDS SEC	.24	.17	.14	.29	5	.24	.17	.14	.29
ADMINISTRATIVE	.89	.89	.42	1.01	20	.89	.89	.42	1.01
TOTAL OPER EXP	3.48	4.45	.99	4.77	21	3.48	4.45	.99	4.77
FIXED EXPENSES	.81	.83	.25	1.27	21	.81	.83	.25	1.27
TOTAL OPER+FIXED	4.29	4.81	1.91	5.82	21	4.29	4.81	1.91	5.82
LEASING EXP	2.98	.21	.01	1.16	19				
TOTAL PAYROLL	.65	.23	.10	.75	4				
TOTAL CONTRACT	1.63	1.97	1.05	2.15	5				

AVG SQFT OFC TEN	2450	7	AVG OFFICE OCCUPANCY	87.9	21
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	238	6	AVG RATE YR END RENT	12.29	7
			RENTABLE GROSS SQFT	.98	21

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT*

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.68	5	ADMIN TOTAL	.98	5
PAYROLL	.11	1	PAYROLL	.63	1
CONTRACT	.55	5	MGMT FEES	.73	5
SUP MAT MISC	.12	5	LEGAL FEES	.10	2
TRASH REMOVAL	.05	5	AUDIT FEES	.09	3
			GEN OFC EXP	.04	3
REPR MAINT TOTAL	.48	5	OTHER ADM EXP	.03	4
PAYROLL	.06	3			
ELEVATOR	.05	3	FIXED EXP TOTAL	1.25	5
HVAC	.15	5	REAL ESTATE TAX	.75	5
ELECTRICAL	.07	1	BUILDING INS	.13	5
STRUCT ROOF	.01	1	PERS PROP TAX	.00	1
PLUMBING			OTHER TAXES	.01	1
FIRE LIFE SFTY	.02	1			
OTHER MAINT SUP	.07	5	LEASING EXPENSES	.30	4
			ADV PROMOTION	.08	3
UTILITIES TOTAL	1.84	5	COMM FEES	.15	3
ELECTRIC	1.74	5	TENANT ALTS	.44	2
GAS	.11	3	BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.15	3
PURCH CH WTR			CLEANING	.11	1
COAL			REPAIR MAINT	.06	3
WATER SEWER	.07	5	RDS GROUNDS	.12	1
			SECURITY	.12	1
RDS GNDS SEC TOT	.18	4	ADMINISTRATIVE	.63	1
RDS GNDS TOTAL	.14	4			
RDS GNDS PAYRL	.12	1	TOTAL CONTRACTS	1.97	5
RDS GNDS CONTR	.11	4	CLEANING	.55	5
RDS GNDS OTHER	.01	3	REPAIR MAINT	.28	5
SECURITY TOTAL	.11	2	RDS GROUNDS	.11	4
SEC PAYROLL	.12	1	SECURITY	.05	2
SEC CONTRACTS	.05	2	ADMINISTRATIVE	.82	5
SEC OTHER					

*All line items are computed as stand alone figures. Columns will not add to match totals.

San Diego, CA
San Francisco, CA

U.S. PRIVATE SECTOR
SAN DIEGO
SUBURBAN 50,000 - 100,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	302,859 SQ FT				302,859 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	10 32	14 37	8 87	15 26
RETAIL AREA									
OTHER AREA									
TOTAL RENT	15 77	15 26	14 37	16 73	4				
MISCELLANEOUS	.04	.04			1				
TOTAL INCOME	15 78	15 26	14 37	16 79	4				
EXPENSE									
CLEANING	61	58			3	61	58		
REPAIR-MAINT	57	35	08	93	4	57	35	08	93
UTILITIES	1 48	1 76			3	1 48	1 76		
RDS GRDS SEC	20	17			3	20	17		
ADMINISTRATIVE	48	31			3	48	31		
TOTAL OPER EXP	2 67	2 63	40	4 52	4	2 67	2 63	40	4 52
FIXED EXPENSES	69	54	25	1 23	4	69	54	25	1 23
TOTAL OPER+FIXED	3 36	3 61	1 34	5 06	4	3 36	3 61	1 34	5 06
LEASING EXP	10 74	9 20			2				
TOTAL PAYROLL	20	18			2				
TOTAL CONTRACT	1 30	1 24			2				

AVG SQFT OFC TEN	3440	4	AVG OFFICE OCCUPANCY	87 5	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	257	3	AVG RATE YR-END RENT	8 27	4
			RENTABLE GROSS SQFT	99	4

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	37	2	ADMIN TOTAL	57	2
PAYROLL			PAYROLL		
CONTRACT	25	2	MGMT FEES	47	2
SUP MAT MISC	08	2	LEGAL FEES	12	1
TRASH REMOVAL	04	2	AUDIT FEES	03	1
			GEN OFC EXP	01	1
			OTHER ADM EXP	04	1
REPR MAINT TOTAL	35	2			
PAYROLL	08	1	FIXED EXP TOTAL	1 23	2
ELEVATOR	03	1	REAL ESTATE TAX	1 13	2
HVAC	09	2	BUILDING INS	09	2
ELECTRICAL			PERS PROP TAX		
STRUCT ROOF			OTHER TAXES	01	1
PLUMBING					
FIRE LIFE SFTY	02	1	LEASING EXPENSES	21	1
OTHER MAINT SUP	20	2	ADV PROMOTION	06	1
			COMM FEES	15	1
UTILITIES TOTAL	1 18	2	TENANT ALTS		
ELECTRIC	1 12	2	BUY OUTS		
GAS					
FUEL OIL			TOTAL PAYROLL	06	1
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT	06	1
COAL			RDS GROUNDS		
WATER SEWER	07	2	SECURITY		
			ADMINISTRATIVE		
RDS GRDS SEC TOT	16	2			
RDS GRDS TOTAL	13	2	TOTAL CONTRACTS	1 24	2
RDS GRDS PAYRL			CLEANING	25	2
RDS GRDS CONTR	11	2	REPAIR MAINT	30	2
RDS GRDS OTHER	01	2	RDS GROUNDS	11	2
SECURITY TOTAL	06	1	SECURITY	06	1
SEC PAYROLL			ADMINISTRATIVE	54	2
SEC CONTRACTS	06	1			
SEC OTHER					

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U.S. PRIVATE SECTOR
SAN FRANCISCO
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	91 BLDS	23,127,470 SQ FT				21,553,361 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA	25.73	22 03	18 00	30 99	81	25.89	19 18	14 23	25 26
RETAIL AREA	35.94	11 58	4 54	42 91	50				
OTHER AREA	28.16	19 53	14 91	25 27	15				
TOTAL RENT					85				
MISCELLANEOUS	3 83	21	05	4	47				
TOTAL INCOME	21.09	19 98	15 44	25 6	85				
EXPENSE									
CLEANING	1 46	1 54	1 17	1 79	88	1 55	1 62	1 31	1 85
REPAIR MAINT	1 24	1 22	85	1 59	90	1 33	1 32	90	1 65
UTILITIES	1 53	1 51	1 14	1 9	89	1 63	1 67	1 18	2 01
RDS GRDS SEC	51	45	28	6	85	51	45	28	60
ADMINISTRATIVE	91	75	51	1 1	88	91	75	51	1 10
TOTAL OPER EXP	5 64	5 70	4 70	6 48	90	6 01	6 15	5 00	7 61
FIXED EXPENSES	2 20	1 83	1 17	2 79	90	2 20	1 83	1 17	2 79
TOTAL OPER+FIXED	7 84	7 91	6 37	9 05	90	8 22	8 48	7 02	9 41
LEASING EXP	1 16	47	16	1 73	53				
TOTAL PAYROLL	99	92	63	1 26	66				
TOTAL CONTRACT	2 33	2 23	1 62	3 09	84				

AVG SQFT OFC TEN	7329	85	AVG OFFICE OCCUPANCY	89 8	91
AVG SQFT RET TEN	2562	57	AVG RETAIL OCCUPANCY	93 9	61
AVG SQFT OFC WORK	234	75	AVG RATE YR-END RENT	22 09	68
			RENTABLE GROSS SQFT	91	91

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1 55	88	ADMIN TOTAL	76	89
PAYROLL	96	18	PAYROLL	31	41
CONTRACT	1 28	85	MGMT FEES	61	55
SUP MAT MISC	08	82	LEGAL FEES	04	44
TRASH REMOVAL	07	83	AUDIT FEES	05	29
			GEN OFC EXP	05	50
			OTHER ADM EXP	04	41
REPR MAINT TOTAL	1 25	70			
PAYROLL	57	45	FIXED EXP TOTAL	1 81	70
ELEVATOR	29	88	REAL ESTATE TAX	1 04	70
HVAC	09	58	BUILDING INS	49	68
ELECTRICAL	05	56	PERS PROP TAX	04	18
STRUCT ROOF	10	28	OTHER TAXES	06	30
PLUMBING	02	47			
FIRE LIFE SFTY	03	46	LEASING EXPENSES	47	44
OTHER MAINT SUP	19	84	ADV PROMOTION	02	25
			COMM FEES	30	34
UTILITIES TOTAL	1 50	89	TENANT ALTS	52	26
ELECTRIC	1 28	89	BUY OUTS	.01	2
GAS	14	57			
FUEL OIL	02	5	TOTAL PAYROLL	93	55
PURCH STEAM	18	10	CLEANING	96	18
PURCH CH WTR	06	2	REPAIR MAINT	57	45
COAL			RDS GROUNDS	04	7
WATER SEWER	06	83	SECURITY	19	14
			ADMINISTRATIVE	31	41
RDS GRDS SEC TOT	43	85			
RDS GRDS TOTAL	07	46	TOTAL CONTRACTS	2 28	70
RDS GRDS PAYRL	04	7	CLEANING	1 28	85
RDS GRDS CONTR	04	43	REPAIR MAINT	45	58
RDS GRDS OTHER	03	25	RDS GROUNDS	04	43
SECURITY TOTAL	31	84	SECURITY	29	58
SEC PAYROLL	19	14	ADMINISTRATIVE	57	50
SEC CONTRACTS	29	58			
SEC OTHER	01	24			

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San Francisco, CA

U.S. PRIVATE SECTOR
SAN FRANCISCO
DOWNTOWN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	406,611 SQ.FT.				351,674 SQ.FT.			
	DOLLARS SQ.FT.		MID RANGE		# BLDS	DOLLAR SQ.FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					11	19.05	18.44	13.69	26.00
RETAIL AREA	28.44	28.25	14.52	28.20	6				
OTHER AREA									
TOTAL RENT	22.84	16.66	14.61	26.00	11				
MISCELLANEOUS	.40	.40			1				
TOTAL INCOME	22.89	16.66	14.61	26.00	11				
EXPENSE									
CLEANING	1.24	1.33	1.12	1.59	11	1.43	1.56	1.18	1.93
REPAIR MAINT	1.47	1.14	.47	2.52	12	1.70	1.29	.68	2.83
UTILITIES	1.28	1.08	.74	1.92	11	1.47	1.49	1.02	2.09
RDS GNDS SEC	.85	.60	.15	1.17	9	.85	.60	.15	1.17
ADMINISTRATIVE	.71	.67	.32	1.09	11	.71	.67	.32	1.09
TOTAL OPER EXP	5.20	5.12	3.04	7.31	12	5.39	6.71	3.42	8.14
FIXED EXPENSES	1.72	1.11	.85	2.13	12	1.72	1.11	.85	2.13
TOTAL OPER+FIXED	6.91	6.40	4.76	8.95	12	7.73	8.69	4.99	10.15
LEASING EXP	1.14	.51	.47	2.17	7				
TOTAL PAYROLL	1.07	1.00			3				
TOTAL CONTRACT	2.70	2.33	1.36	4.08	12				

AVG SQFT OFC TEN	2166	12	AVG OFFICE OCCUPANCY	88.8	13
AVG SQFT RET TEN	2421	6	AVG RETAIL OCCUPANCY	94.2	6
AVG SQFT OFC WORK	200	11	AVG RATE YR-END RENT	13.68	10
			RENTABLE GROSS SQFT	.93	13

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.38	10
PAYROLL	1.00	1
CONTRACT	1.14	10
SUP MAT MISC	.06	9
TRASH REMOVAL	.09	9
REPR MAINT TOTAL	1.09	11
PAYROLL	.38	2
ELEVATOR	.20	9
HVAC	.29	5
ELECTRICAL	.05	6
STRUCT ROOF	.65	4
PLUMBING	.07	5
FIRE LIFE SFTY	.05	6
OTHER MAINT SUP	.21	10
UTILITIES TOTAL	1.07	10
ELECTRIC	.70	10
GAS	.20	10
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.02	1
COAL		
WATER SEWER	.06	9
RDS GNDS SEC TOT	.51	8
RDS GNDS TOTAL	.06	5
RDS GNDS PAYRL		
RDS GNDS CONTR	.03	4
RDS GNDS OTHER	.04	3
SECURITY TOTAL	.69	7
SEC PAYROLL	.79	2
SEC CONTRACTS	.31	6
SEC OTHER	.15	2

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.73	10
PAYROLL		
MGMT FEES	.64	9
LEGAL FEES	.02	6
AUDIT FEES	.12	3
GEN OFC EXP	.04	4
OTHER ADM EXP	.05	4
FIXED EXP TOTAL	1.11	11
REAL ESTATE TAX	.50	11
BUILDING INS	.49	11
PERS PROP TAX	.05	2
OTHER TAXES	.12	1
LEASING EXPENSES	.51	6
ADV PROMOTION	.00	1
COMM FEES	.22	5
TENANT ALTS	.42	4
BUY-OUTS		
TOTAL PAYROLL	1.00	3
CLEANING	1.00	1
REPAIR MAINT	.38	2
RDS GROUNDS		
SECURITY	.79	2
ADMINISTRATIVE		
TOTAL CONTRACTS	2.54	11
CLEANING	1.14	10
REPAIR MAINT	.93	10
RDS GROUNDS	.03	4
SECURITY	.31	6
ADMINISTRATIVE	.64	7

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U.S. PRIVATE SECTOR
SAN FRANCISCO
DOWNTOWN 50,000 - 100,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS	1,213,447 SQ.FT.				1,056,549 SQ.FT.			
	DOLLARS SQ.FT.		MID RANGE		# BLDS	DOLLAR SQ.FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					15	20.11	18.51	16.52	25.04
RETAIL AREA	21.54	22.03	15.39	29.42	9				
OTHER AREA	4.74	3.34			3				
TOTAL RENT	20.60	19.98	16.68	25.55	15				
MISCELLANEOUS	.38	.02	.00	1.0	5				
TOTAL INCOME	20.72	19.98	16.68	25.56	15				
EXPENSE									
CLEANING	1.60	1.56	1.16	1.80	15	1.81	1.71	1.58	1.83
REPAIR MAINT	.99	.90	.46	1.45	16	1.14	1.01	.57	1.58
UTILITIES	1.69	1.52	1.20	2.17	16	1.94	1.86	1.39	2.22
RDS GNDS SEC	.40	.27	.20	.60	14	.40	.27	.20	.60
ADMINISTRATIVE	1.00	1.01	.56	1.23	15	1.00	1.01	.56	1.23
TOTAL OPER EXP	5.51	5.83	4.36	6.32	16	6.33	6.24	5.01	7.46
FIXED EXPENSES	1.91	2.01	1.04	2.70	16	1.91	2.01	1.04	2.70
TOTAL OPER+FIXED	7.42	7.56	6.54	8.8	16	8.24	8.64	7.00	9.52
LEASING EXP	.61	.22	.08	1.05	9				
TOTAL PAYROLL	1.17	.96	.69	1.45	11				
TOTAL CONTRACT	1.93	1.85	1.21	2.74	14				

AVG SQFT OFC TEN	2281	14	AVG OFFICE OCCUPANCY	91.9	16
AVG SQFT RET TEN	3163	9	AVG RETAIL OCCUPANCY	93.2	9
AVG SQFT OFC WORK	206	12	AVG RATE YR-END RENT	19.88	12
			RENTABLE GROSS SQFT	.89	16

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.36	10
PAYROLL	.80	4
CONTRACT	1.21	8
SUP MAT MISC	.07	7
TRASH REMOVAL	.07	9
REPR MAINT TOTAL	.92	11
PAYROLL	.69	5
ELEVATOR	.22	11
HVAC	.08	7
ELECTRICAL	.04	10
STRUCT ROOF	.07	4
PLUMBING	.04	9
FIRE LIFE SFTY	.01	5
OTHER MAINT SUP	.10	11
UTILITIES TOTAL	1.50	11
ELECTRIC	1.23	11
GAS	.19	9
FUEL OIL		
PURCH STEAM	.21	1
PURCH CH WTR		
COAL		
WATER SEWER	.06	11
RDS GNDS SEC TOT	.20	9
RDS GNDS TOTAL	.04	6
RDS GNDS PAYRL		
RDS GNDS CONTR	.03	6
RDS GNDS OTHER	.02	2
SECURITY TOTAL	.20	9
SEC PAYROLL	.10	2
SEC CONTRACTS	.23	7
SEC OTHER	.01	3

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	1.02	11
PAYROLL	.86	5
MGMT FEES	.70	8
LEGAL FEES	.10	8
AUDIT FEES	.05	6
GEN OFC EXP	.07	7
OTHER ADM EXP	.18	6
FIXED EXP TOTAL	1.81	11
REAL ESTATE TAX	1.02	11
BUILDING INS	.37	11
PERS PROP TAX	.00	3
OTHER TAXES	.07	4
LEASING EXPENSES	.22	9
ADV PROMOTION	.01	3
COMM FEES	.25	6
TENANT ALTS	.23	6
BUY-OUTS		
TOTAL PAYROLL	.96	9
CLEANING	.80	4
REPAIR MAINT	.69	5
RDS GROUNDS		
SECURITY	.10	2
ADMINISTRATIVE	.86	5
TOTAL CONTRACTS	1.71	11
CLEANING	1.21	8
REPAIR MAINT	.38	8
RDS GROUNDS	.03	6
SECURITY	.23	7
ADMINISTRATIVE	.46	8

All line items are computed as stand alone figures. Columns will not add to match totals.

San Francisco, CA

U.S. PRIVATE SECTOR
SAN FRANCISCO
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	25 BLDS 5,110,297 SQ.FT.					4,873,410 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					24	18.55	18.59	12.14	24.78
RETAIL AREA	34.84	26.82	17.29	46.16	9				
OTHER AREA	4.12	4.12			1				
TOTAL RENT	18.55	18.34	12.28	24.62	24				
MISCELLANEOUS	.77	.21	.04	.56	14				
TOTAL INCOME	19.01	18.59	12.29	24.76	24				
EXPENSE									
CLEANING	1.52	1.49	1.11	1.91	25	1.58	1.50	1.18	1.94
REPAIR-MAINT	1.37	1.27	1.14	1.59	25	1.42	1.32	1.21	1.60
UTILITIES	1.59	1.51	1.17	2.01	25	1.64	1.67	1.21	2.05
RDS GNDS SEC	.56	.44	.28	.56	25	.56	.44	.28	.56
ADMINISTRATIVE	.96	.74	.41	1.08	25	.96	.74	.41	1.08
TOTAL OPER EXP	5.99	5.77	4.78	8.06	25	6.23	5.85	4.91	8.07
FIXED EXPENSES	2.21	2.26	1.34	2.93	25	2.21	2.26	1.34	2.93
TOTAL OPER+FIXED	8.21	8.39	6.16	9.89	25	8.45	8.47	6.68	10.29
LEASING EXP	1.77	.80	.23	1.73	15				
TOTAL PAYROLL	1.18	.88	.62	1.91	21				
TOTAL CONTRACT	2.63	2.26	1.73	3.44	24				

AVG SQFT OFC TEN	3531	23	AVG OFFICE OCCUPANCY	88.3	25
AVG SQFT RET TEN	4164	13	AVG RETAIL OCCUPANCY	93.7	16
AVG SQFT OFC WORK	244	23	AVG RATE YR-END RENT	24.12	20
			RENTABLE GROSS SQFT	.91	25

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.64	19
PAYROLL	1.57	3
CONTRACT	1.36	18
SUP MAT MISC	.08	19
TRASH REMOVAL	.07	17
REPR MAINT TOTAL	1.29	19
PAYROLL	.67	14
ELEVATOR	.29	19
HVAC	.10	18
ELECTRICAL	.06	16
STRUCT ROOF	.07	6
PLUMBING	.02	13
FIRE LIFE SFTY	.04	13
OTHER MAINT SUP	.17	19
UTILITIES TOTAL	1.51	19
ELECTRIC	1.27	19
GAS	.14	15
FUEL OIL		
PURCH STEAM	.33	2
PURCH CH WTR		
COAL		
WATER SEWER	.05	18
RDS GNDS SEC TOT	.44	19
RDS GNDS TOTAL	.08	10
RDS GNDS PAYRL		
RDS GNDS CONTR	.07	10
RDS GNDS OTHER	.01	3
SECURITY TOTAL	.40	19
SEC PAYROLL	1.28	4
SEC CONTRACTS	.34	18
SEC OTHER	.00	5

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.74	19
PAYROLL	.35	13
MGMT FEES	.55	18
LEGAL FEES	.04	9
AUDIT FEES	.11	7
GEN OFC EXP	.04	18
OTHER ADM EXP	.04	12
FIXED EXP TOTAL	2.22	19
REAL ESTATE TAX	1.30	19
BUILDING INS	.63	17
PERS PROP TAX	.01	5
OTHER TAXES	.05	9
LEASING EXPENSES	.80	13
ADV PROMOTION	.03	10
COMM FEES	.26	10
TENANT ALTS	.89	9
BUY-OUTS		
TOTAL PAYROLL	.95	17
CLEANING	1.57	3
REPAIR MAINT	.67	14
RDS GROUNDS		
SECURITY	1.28	4
ADMINISTRATIVE	.35	13
TOTAL CONTRACTS	2.41	19
CLEANING	1.36	18
REPAIR MAINT	.45	15
RDS GROUNDS	.07	10
SECURITY	.34	18
ADMINISTRATIVE	.65	16

*All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
SAN FRANCISCO
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS 4,590,463 SQ.FT.					4,460,431 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					9	22.06	24.58	17.97	27.73
RETAIL AREA	29.16	29.02	13.74	29.36	6				
OTHER AREA	11.52	10.26	7.20	21.45	4				
TOTAL RENT	21.83	23.13	17.20	27.27	10				
MISCELLANEOUS	.19	.19	.08	.39	7				
TOTAL INCOME	21.96	23.38	17.25	27.34	10				
EXPENSE									
CLEANING	1.78	1.74	1.41	1.81	11	1.13	1.74	1.45	1.86
REPAIR MAINT	1.43	1.35	.92	1.92	11	1.47	1.41	.92	1.92
UTILITIES	1.88	1.62	1.36	2.16	11	1.72	1.62	1.39	2.23
RDS GNDS SEC	.60	.51	.34	.75	11	.60	.51	.34	.75
ADMINISTRATIVE	.86	1.02	.50	1.22	11	.86	1.02	.50	1.22
TOTAL OPER EXP	6.35	6.29	5.46	6.89	11	6.53	6.50	5.72	6.89
FIXED EXPENSES	1.94	1.70	1.45	2.87	11	1.94	1.70	1.45	2.87
TOTAL OPER+FIXED	8.29	8.19	7.46	8.95	11	8.47	8.32	7.55	8.96
LEASING EXP	2.31	1.10	.38	4.23	4				
TOTAL PAYROLL	1.26	.92	.65	2.04	11				
TOTAL CONTRACT	2.45	2.53	2.02	3.03	11				

AVG SQFT OFC TEN	14644	11	AVG OFFICE OCCUPANCY	91.3	11
AVG SQFT RET TEN	2416	9	AVG RETAIL OCCUPANCY	95.3	9
AVG SQFT OFC WORK	213	9	AVG RATE YR-END RENT	24.47	7
			RENTABLE GROSS SQFT	.91	11

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.74	11
PAYROLL	1.42	4
CONTRACT	1.31	11
SUP MAT MISC	.09	11
TRASH REMOVAL	.07	11
REPR MAINT TOTAL	1.35	11
PAYROLL	.48	10
ELEVATOR	.31	11
HVAC	.12	10
ELECTRICAL	.07	9
STRUCT ROOF	.16	2
PLUMBING	.01	6
FIRE LIFE SFTY	.05	10
OTHER MAINT SUP	.26	9
UTILITIES TOTAL	1.62	11
ELECTRIC	1.45	11
GAS	.03	7
FUEL OIL	.02	3
PURCH STEAM	.16	5
PURCH CH WTR		
COAL		
WATER SEWER	.05	11
RDS GNDS SEC TOT	.51	11
RDS GNDS TOTAL	.07	10
RDS GNDS PAYRL	.15	2
RDS GNDS CONTR	.03	8
RDS GNDS OTHER	.05	4
SECURITY TOTAL	.32	11
SEC PAYROLL	.22	5
SEC CONTRACTS	.32	11
SEC OTHER	.01	7

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	1.02	11
PAYROLL	.26	8
MGMT FEES	.60	7
LEGAL FEES	.05	7
AUDIT FEES	.03	6
GEN OFC EXP	.05	10
OTHER ADM EXP	.07	7
FIXED EXP TOTAL	1.70	11
REAL ESTATE TAX	1.36	11
BUILDING INS	.29	11
PERS PROP TAX	.05	3
OTHER TAXES	.07	6
LEASING EXPENSES	1.10	4
ADV PROMOTION	.02	3
COMM FEES	.52	3
TENANT ALTS	.65	4
BUY-OUTS	.01	1
TOTAL PAYROLL	.92	11
CLEANING	1.42	4
REPAIR MAINT	.48	10
RDS GROUNDS	.15	2
SECURITY	.22	5
ADMINISTRATIVE	.26	8
TOTAL CONTRACTS	2.53	11
CLEANING	1.31	11
REPAIR MAINT	.45	9
RDS GROUNDS	.03	8
SECURITY	.32	11
ADMINISTRATIVE	.61	6

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San Francisco, CA

U.S. PRIVATE SECTOR
SAN FRANCISCO
DOWNTOWN MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS 10,209,221 SQ.FT.					9,335,192 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					11	19.32	21.49	11.38	26.25
RETAIL AREA	19.88	18.72	12.23	22.13	10				
OTHER AREA	36.26	32.91	10.37	32.96	7				
TOTAL RENT	20.68	22.46	12.93	29.27	11				
MISCELLANEOUS	6.24	.30	.06	.45	11				
TOTAL INCOME	26.91	22.78	12.98	29.80	11				
EXPENSE									
CLEANING	1.27	1.53	.90	1.56	12	1.38	1.63	.97	1.81
REPAIR-MAINT	1.19	1.19	.73	1.66	12	1.29	1.32	.79	1.81
UTILITIES	1.47	1.52	1.29	1.77	12	1.59	1.77	1.43	1.98
RDS GNDS SEC	.45	.46	.25	.51	12	.45	.46	.25	.51
ADMINISTRATIVE	.91	.63	.58	.95	12	.91	.63	.58	.95
TOTAL OPER EXP	5.29	5.59	4.29	6.14	12	5.74	6.36	4.90	6.66
FIXED EXPENSES	2.42	2.17	1.72	3.12	12	2.42	2.17	1.72	3.12
TOTAL OPER+FIXED	7.71	8.33	7.50	9.18	12	8.16	9.15	8.30	9.57
LEASING EXP	.54	.21	.05	.64	9				
TOTAL PAYROLL	.74	.90	.47	1.07	9				
TOTAL CONTRACT	2.09	2.18	2.03	2.37	9				

AVG SQFT OFC TEN	20387	11	AVG OFFICE OCCUPANCY	90.0	12
AVG SQFT RET TEN	2240	10	AVG RETAIL OCCUPANCY	97.3	11
AVG SQFT OFC WORK	238	10	AVG RATE YR END RENT	26.80	10
			RENTABLE GROSS SQFT	.91	12

COMPONENT COSTS—TOTAL BUILDING RENTABLE AREA—MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.56	8	ADMIN TOTAL	.61	8
PAYROLL	.01	1	PAYROLL	.33	8
CONTRACT	1.34	6	MGMT FEES	.28	3
SUP MAT MISC	.12	6	LEGAL FEES	.03	7
TRASH REMOVAL	.08	7	AUDIT FEES	.05	7
REPR MAINT TOTAL	1.32	8	GEN OFC EXP	.09	8
PAYROLL	.65	7	OTHER ADM EXP	.02	7
ELEVATOR	.32	8	FIXED EXP TOTAL	2.17	8
HVAC	.04	8	REAL ESTATE TAX	1.25	8
ELECTRICAL	.04	8	BUILDING INS	1.16	8
STRUCT ROOF	.13	5	PERS PROP TAX	.04	1
PLUMBING	.01	7	OTHER TAXES	.08	3
FIRE LIFE SFTY	.04	4	LEASING EXPENSES	.21	7
OTHER MAINT SUP	.22	8	ADV PROMOTION	.02	3
UTILITIES TOTAL	1.55	8	COMM FEES	.21	5
ELECTRIC	1.43	8	TENANT ALTS	3.10	1
GAS	.06	6	BUY-OUTS	.01	1
FUEL OIL	.02	2	TOTAL PAYROLL	.92	8
PURCH STEAM	.15	2	CLEANING	.01	1
PURCH CH WTR	.09	1	REPAIR MAINT	.65	7
COAL			RDS GROUNDS		
WATER SEWER	.05	7	SECURITY	.06	1
RDS GNDS SEC TOT	.46	8	ADMINISTRATIVE	.33	8
RDS GNDS TOTAL	.12	7	TOTAL CONTRACTS	2.15	8
RDS GNDS PAYRL			CLEANING	1.34	8
RDS GNDS CONTR	.05	7	REPAIR MAINT	.33	6
RDS GNDS OTHER	.08	6	RDS GROUNDS	.05	7
SECURITY TOTAL	.33	8	SECURITY	.33	8
SEC PAYROLL	.06	1	ADMINISTRATIVE	.42	3
SEC CONTRACTS	.33	8			
SEC OTHER	.00	7			

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U.S. PRIVATE SECTOR
SAN FRANCISCO
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS 1,235,154 SQ.FT.					1,184,529 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					15	17.28	15.10	9.33	24.91
RETAIL AREA	17.25	18.77			7				
OTHER AREA									
TOTAL RENT	17.29	15.19	9.33	23.77	15				
MISCELLANEOUS	1.18	.16	.03	1.53	11				
TOTAL INCOME	18.25	15.35	9.33	25.19	15				
EXPENSE									
CLEANING	1.01	.96	.64	1.25	18	1.07	.96	.64	1.33
REPAIR-MAINT	.80	.87	.72	1.09	18	.85	.98	.72	1.09
UTILITIES	1.79	1.38	.98	2.09	18	1.94	1.38	.98	2.40
RDS GNDS SEC	.40	.35	.18	.52	18	.40	.35	.18	.52
ADMINISTRATIVE	.63	.60	.50	.89	17	.63	.60	.50	.89
TOTAL OPER EXP	4.13	4.15	3.63	5.77	18	4.38	4.15	3.63	5.88
FIXED EXPENSES	1.55	1.47	.93	1.94	17	1.55	1.47	.93	1.94
TOTAL OPER+FIXED	5.63	5.41	4.62	7.33	18	5.87	5.54	4.62	7.33
LEASING EXP	.78	.87	.16	2.07	11				
TOTAL PAYROLL	1.21	.76	.49	1.55	15				
TOTAL CONTRACT	1.88	1.57	1.21	2.42	15				

AVG SQFT OFC TEN	4443	17	AVG OFFICE OCCUPANCY	84.2	18
AVG SQFT RET TEN	4414	7	AVG RETAIL OCCUPANCY	100.0	7
AVG SQFT OFC WORK	284	10	AVG RATE YR-END RENT	20.14	16
			RENTABLE GROSS SQFT	.99	18

COMPONENT COSTS—TOTAL BUILDING RENTABLE AREA—MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.95	17	ADMIN TOTAL	.60	17
PAYROLL	.64	7	PAYROLL	.29	12
CONTRACT	.58	15	MGMT FEES	.42	17
SUP MAT MISC	.08	15	LEGAL FEES	.10	10
TRASH REMOVAL	.11	13	AUDIT FEES	.02	12
REPR MAINT TOTAL	.85	17	GEN OFC EXP	.04	13
PAYROLL	.54	10	OTHER ADM EXP	.04	10
ELEVATOR	.08	13	FIXED EXP TOTAL	1.41	16
HVAC	.17	15	REAL ESTATE TAX	.98	16
ELECTRICAL	.06	13	BUILDING INS	.37	14
STRUCT ROOF	.02	3	PERS PROP TAX	.00	7
PLUMBING	.02	13	OTHER TAXES	.01	9
FIRE LIFE SFTY	.02	11	LEASING EXPENSES	.87	11
OTHER MAINT SUP	.22	15	ADV PROMOTION	.03	4
UTILITIES TOTAL	1.36	15	COMM FEES	.31	5
ELECTRIC	1.13	15	TENANT ALTS	.40	10
GAS	.07	8	BUY-OUTS	.64	1
FUEL OIL			TOTAL PAYROLL	.81	14
PURCH STEAM			CLEANING	.64	7
PURCH CH WTR			REPAIR MAINT	.54	10
COAL			RDS GROUNDS	.31	1
WATER SEWER	.07	15	SECURITY	.40	2
RDS GNDS SEC TOT	.27	17	ADMINISTRATIVE	.29	12
RDS GNDS TOTAL	.18	15	TOTAL CONTRACTS	1.57	15
RDS GNDS PAYRL	.31	1	CLEANING	.58	15
RDS GNDS CONTR	.17	13	REPAIR MAINT	.31	14
RDS GNDS OTHER	.02	10	RDS GROUNDS	.17	13
SECURITY TOTAL	.23	14	SECURITY	.12	12
SEC PAYROLL	.40	2	ADMINISTRATIVE	.48	14
SEC CONTRACTS	.12	12			
SEC OTHER	.01	8			

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San Francisco, CA
San Jose, CA

U.S. PRIVATE SECTOR
SAN FRANCISCO
SUBURBAN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 305,005 SQ FT					303,020 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	22.66	23.08		
RETAIL AREA	20.39	20.39			1				
OTHER AREA									
TOTAL RENT	22.64	23.18			2				
MISCELLANEOUS	.07	.07			1				
TOTAL INCOME	22.67	23.22			2				
EXPENSE									
CLEANING	1.48	1.11	.95	2.20	4	1.48	1.11	.95	2.20
REPAIR-MAINT	1.01	1.06	.88	1.13	4	1.01	1.06	.88	1.13
UTILITIES	1.69	1.57	1.26	2.29	4	1.69	1.57	1.26	2.29
RDS GNDS SEC	.65	.35	.17	1.06	4	.65	.35	.17	1.06
ADMINISTRATIVE	.70	.72			3	.70	.72		
TOTAL OPER EXP	5.35	4.95	4.05	6.99	4	5.35	4.95	4.06	6.99
FIXED EXPENSES	1.45	1.49	1.32	1.59	4	1.45	1.49	1.32	1.59
TOTAL OPER+FIXED	6.79	6.44	5.37	8.57	4	6.80	6.44	5.38	8.57
LEASING EXP	.90	.95			2				
TOTAL PAYROLL	1.23	.50			3				
TOTAL CONTRACT	1.21	1.32			3				

AVG SQFT OFC TEN	1851	3	AVG OFFICE OCCUPANCY	85.2	4
AVG SQFT RET TEN	1985	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	222	3	AVG RATE YR-END RENT	21.33	3
			RENTABLE GROSS SQFT	.97	4

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.98	3	ADMIN TOTAL	.72	3
PAYROLL	1.39	2	PAYROLL	.32	2
CONTRACT	.58	3	MGMT FEES	.39	3
SUP MAT MISC	.16	3	LEGAL FEES	.10	2
TRASH REMOVAL	.12	3	AUDIT FEES	.05	2
			GEN OFC EXP	.07	2
			OTHER ADM EXP	.04	2
REPR MAINT TOTAL	1.03	3			
PAYROLL	.31	1	FIXED EXP TOTAL	1.41	3
ELEVATOR	.06	3	REAL ESTATE TAX	.92	3
HVAC	.37	3	BUILDING INS	.31	3
ELECTRICAL	.13	2	PERS PROP TAX		
STRUCT ROOF	.05	1	OTHER TAXES	.11	1
PLUMBING	.07	2			
FIRE LIFE SFTY	.04	1	LEASING EXPENSES	.95	2
OTHER MAINT SUP	.22	3	ADV PROMOTION	.03	2
			COMM FEES	.39	2
UTILITIES TOTAL	1.40	3	TENANT ALTS	.40	1
ELECTRIC	1.13	3	BUY-OUTS	.64	1
GAS	.20	3			
FUEL OIL			TOTAL PAYROLL	1.87	2
PURCH STEAM			CLEANING	1.39	2
PURCH CH WTR			REPAIR MAINT	.31	1
COAL			RDS GROUNDS		
WATER SEWER	.07	3	SECURITY		
			ADMINISTRATIVE	.32	2
RDS GNDS SEC TOT	.18	3			
RDS GNDS TOTAL	.17	3	TOTAL CONTRACTS	1.32	3
RDS GNDS PAYRL			CLEANING	.58	3
RDS GNDS CONTR	.17	3	REPAIR MAINT	.31	2
RDS GNDS OTHER	.03	1	RDS GROUNDS	.17	3
SECURITY TOTAL	.08	3	SECURITY	.08	3
SEC PAYROLL			ADMINISTRATIVE	.35	2
SEC CONTRACTS	.08	3			
SEC OTHER					

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U.S. PRIVATE SECTOR
SAN JOSE
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 248,862 SQ FT					232,048 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	5.84	7.84		
RETAIL AREA	10.66	10.66			1				
OTHER AREA									
TOTAL RENT	6.13	7.65			3				
MISCELLANEOUS	1.04	.99			3				
TOTAL INCOME	7.17	8.64			3				
EXPENSE									
CLEANING	.42	.62			3	.45	.75		
REPAIR MAINT	.50	.69			3	.53	.83		
UTILITIES	1.05	1.46			3	1.11	1.76		
RDS GNDS SEC	.21	.24			3	.21	.24		
ADMINISTRATIVE	.28	.29			3	.28	.29		
TOTAL OPER EXP	2.47	3.29			3	2.62	3.92		
FIXED EXPENSES	1.18	1.14			3	1.18	1.14		
TOTAL OPER+FIXED	3.65	4.44			3	3.80	5.06		
LEASING EXP	.05	.07			3				
TOTAL PAYROLL									
TOTAL CONTRACT	.23	.23			2				

AVG SQFT OFC TEN	2522	3	AVG OFFICE OCCUPANCY	57.6	3
AVG SQFT RET TEN	14816	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	348	1	AVG RATE YR-END RENT	11.48	3
			RENTABLE GROSS SQFT	1.00	3

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
			OTHER ADM EXP		
REPR MAINT TOTAL					
PAYROLL			FIXED EXP TOTAL		
ELEVATOR			REAL ESTATE TAX		
HVAC			BUILDING INS		
ELECTRICAL			PERS PROP TAX		
STRUCT ROOF			OTHER TAXES		
PLUMBING					
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL			TENANT ALTS		
ELECTRIC			BUY OUTS		
GAS					
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
			ADMINISTRATIVE		
RDS GNDS SEC TOT					
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

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San Jose, CA

U.S. PRIVATE SECTOR
SAN JOSE
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA 21 BLDS 1,461,754 SQ.FT. DOLLARS SQ.FT. AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA 1,461,754 SQ.FT. DOLLAR SQ.FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA					18	9.20	9.77	4.90	14.21
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9.37	9.77	4.90	14.21	18				
MISCELLANEOUS	.18	.04			3				
TOTAL INCOME	9.42	9.77	4.90	14.21	18				
EXPENSE									
CLEANING	.55	.53	.20	1.07	6	.55	.53	.20	1.07
REPAIR-MAINT	.44	.29	.12	.69	18	.44	.29	.12	.69
UTILITIES	.58	.07	.04	.73	18	.58	.07	.04	.73
RDS/GNDS/SEC	.31	.18	.10	.40	5	.31	.18	.10	.40
ADMINISTRATIVE	.60	.24	.15	.68	18	.60	.24	.15	.68
TOTAL OPER EXP	1.98	.99	.42	2.80	18	1.68	.99	.42	2.80
FIXED EXPENSES	1.46	1.60	1.50	1.82	18	1.46	1.60	1.50	1.82
TOTAL OPER+FIXED	3.44	2.40	2.08	4.38	18	3.44	2.40	2.08	4.38
LEASING EXP	1.38	.00	.00	.87	15				
TOTAL PAYROLL	.79	.55			3				
TOTAL CONTRACT	1.58	1.58	.97	1.90	5				

AVG SQFT OFC TEN	3401	5	AVG OFFICE OCCUPANCY	77.0	18
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	198	4	AVG RATE YR-END RENT	11.15	17
			RENTABLE GROSS SQFT	.95	21

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.78	5	ADMIN TOTAL	.84	5
PAYROLL			PAYROLL	.55	1
CONTRACT	.60	5	MGMT FEES	.56	4
SUP MAT MISC	.06	5	LEGAL FEES	.12	4
TRASH REMOVAL	.07	5	AUDIT FEES		
			GEN OFC EXP	.05	2
			OTHER ADM EXP	.03	2
REPR MAINT TOTAL	.58	5			
PAYROLL	.60	2	FIXED EXP TOTAL	1.76	5
ELEVATOR	.05	4	REAL ESTATE TAX	1.42	5
HVAC	.07	5	BUILDING INS	.34	5
ELECTRICAL	.07	4	PERS PROP TAX		
STRUCT ROOF	.03	1	OTHER TAXES	.05	1
PLUMBING	.03	5			
FIRE LIFE SFTY	.02	4	LEASING EXPENSES	1.09	5
OTHER MAINT SUP	.04	3	ADV PROMOTION	.13	3
			COMM FEES	.49	4
UTILITIES TOTAL	1.66	5	TENANT ALTS	.89	3
ELECTRIC	1.01	4	BUY-OUTS		
GAS	.09	4			
FUEL OIL			TOTAL PAYROLL	.55	3
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT	.60	2
COAL			RDS GROUNDS		
WATER SEWER	.14	5	SECURITY		
			ADMINISTRATIVE	.55	1
RDS GNDS SEC TOT	.18	5			
RDS GNDS TOTAL	.18	5	TOTAL CONTRACTS	1.58	5
RDS GNDS PAYRL			CLEANING	.60	5
RDS GNDS CONTR	.14	4	REPAIR MAINT	.08	2
RDS GNDS OTHER	.22	2	RDS GROUNDS	.14	4
SECURITY TOTAL	.16	1	SECURITY	.16	1
SEC PAYROLL			ADMINISTRATIVE	.59	5
SEC CONTRACTS	.16	1			
SEC OTHER					

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U.S. PRIVATE SECTOR
SAN JOSE
SUBURBAN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA 8 BLDS 242,035 SQ.FT. DOLLARS SQ.FT. AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA 242,035 SQ.FT. DOLLAR SQ.FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA					8	9.36	10.29	7.21	13.26
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9.36	10.29	7.21	13.26	8				
MISCELLANEOUS									
TOTAL INCOME	9.36	10.29	7.21	13.26	8				
EXPENSE									
CLEANING	1.05	1.05			1	1.05	1.05		
REPAIR-MAINT	.45	.47	.21	.77	8	.45	.47	.21	.77
UTILITIES	.15	.06	.04	.24	8	.15	.06	.04	.24
RDS/GNDS/SEC	.21	.21			1	.21	.21		
ADMINISTRATIVE	.22	.26	.16	.29	8	.22	.26	.16	.29
TOTAL OPER EXP	.86	.82	.48	1.35	8	.86	.82	.48	1.35
FIXED EXPENSES	1.69	1.72	1.58	1.88	8	1.69	1.72	1.58	1.88
TOTAL OPER+FIXED	2.56	2.50	2.25	3.10	8	2.56	2.50	2.25	3.10
LEASING EXP	.07	.00	.00	.00	7				
TOTAL PAYROLL	.23	.23			1				
TOTAL CONTRACT	1.53	1.53			1				

AVG SQFT OFC TEN	905	1	AVG OFFICE OCCUPANCY	87.9	8
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	0	0	AVG RATE YR-END RENT	9.17	8
			RENTABLE GROSS SQFT	.99	8

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.05	1	ADMIN TOTAL	.54	1
PAYROLL			PAYROLL		
CONTRACT	.79	1	MGMT FEES	.53	1
SUP MAT MISC	.13	1	LEGAL FEES		
TRASH REMOVAL	.13	1	AUDIT FEES		
			GEN OFC EXP	.01	1
			OTHER ADM EXP		
REPR MAINT TOTAL	.79	1			
PAYROLL	.23	1	FIXED EXP TOTAL	1.90	1
ELEVATOR			REAL ESTATE TAX	1.71	1
HVAC	.16	1	BUILDING INS	.19	1
ELECTRICAL	.05	1	PERS PROP TAX		
STRUCT ROOF			OTHER TAXES		
PLUMBING	.05	1			
FIRE LIFE SFTY			LEASING EXPENSES	2.02	1
OTHER MAINT SUP	.31	1	ADV PROMOTION	.27	1
			COMM FEES	.85	1
UTILITIES TOTAL	1.66	1	TENANT ALTS	.89	1
ELECTRIC	1.40	1	BUY-OUTS		
GAS	.12	1			
FUEL OIL			TOTAL PAYROLL	.23	1
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT	.23	1
COAL			RDS GROUNDS		
WATER SEWER	.14	1	SECURITY		
			ADMINISTRATIVE		
RDS GNDS SEC TOT	.21	1			
RDS GNDS TOTAL	.21	1	TOTAL CONTRACTS	1.53	1
RDS GNDS PAYRL			CLEANING	.79	1
RDS GNDS CONTR	.21	1	REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS	.21	1
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE	.53	1
SEC CONTRACTS					
SEC OTHER					

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San Jose, CA

U.S. PRIVATE SECTOR
SAN JOSE
SUBURBAN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 253,289 SQ.FT.					253,289 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	10.14	8.48	3.95	17.57
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10.14	8.48	3.95	17.57	4				
MISCELLANEOUS	.01	.01			1				
TOTAL INCOME	10.14	8.48	3.95	17.57	4				
EXPENSE									
CLEANING	.46	.49			2	.46	.49		
REPAIR-MAINT	.24	.18	.12	.39	4	.24	.18	.12	.39
UTILITIES	.63	.38	.04	1.37	4	.63	.38	.04	1.37
RDS-GRDS-SEC	.14	.14			2	.14	.14		
ADMINISTRATIVE	.27	.17	.09	.52	4	.27	.17	.09	.52
TOTAL OPER EXP	1.42	.78	.39	2.78	4	1.42	.78	.39	2.78
FIXED EXPENSES	1.49	1.52	1.36	1.65	4	1.49	1.52	1.36	1.65
TOTAL OPER+FIXED	2.91	2.14	1.90	4.27	4	2.91	2.14	1.90	4.27
LEASING EXP	.35	.40			3				
TOTAL PAYROLL									
TOTAL CONTRACT	.93	.99			2				

AVG SQFT OFC TEN	2800	2	AVG OFFICE OCCUPANCY	75.8	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	189	2	AVG RATE YR-END RENT	7.53	4
			RENTABLE GROSS SQFT	.93	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.49	2
PAYROLL		
CONTRACT	.38	2
SUP MAT MISC	.07	2
TRASH REMOVAL	.04	2
REPR MAINT TOTAL	.33	2
PAYROLL		
ELEVATOR	.05	2
HVAC	.05	2
ELECTRICAL	.10	1
STRUCT ROOF	.03	1
PLUMBING	.02	2
FIRE LIFE SFTY	.02	2
OTHER MAINT SUP	.13	2
UTILITIES TOTAL	1.37	2
ELECTRIC	.82	1
GAS	.08	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	1.03	2
RDS GRDS SEC TOT	.14	2
RDS GRDS TOTAL	.14	2
RDS GRDS PAYRL		
RDS GRDS CONTR	.14	2
RDS GRDS OTHER	.00	1
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.44	2
PAYROLL		
MGMT FEES	.80	1
LEGAL FEES	.04	2
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL	1.49	2
REAL ESTATE TAX	1.09	2
BUILDING INS	.40	2
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES	.52	2
ADV PROMOTION		
COMM FEES	.07	2
TENANT ALTS	.45	2
BUY-OUTS		
TOTAL PAYROLL		
CLEANING		
REPAIR MAINT		
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.99	2
CLEANING	.38	2
REPAIR MAINT	.09	1
RDS GROUNDS	.14	2
SECURITY		
ADMINISTRATIVE	.42	2

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U.S. PRIVATE SECTOR
SAN JOSE
SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 602,253 SQ.FT.					602,253 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	9.87	9.30	2.98	15.71
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10.23	9.30	2.98	16.37	4				
MISCELLANEOUS	.19	.17			2				
TOTAL INCOME	10.32	9.30	3.00	16.52	4				
EXPENSE									
CLEANING	.56	.28			3	.56	.28		
REPAIR-MAINT	.58	.23	.11	.96	4	.58	.23	.11	.96
UTILITIES	.88	.66	.33	1.37	4	.88	.66	.33	1.37
RDS-GRDS-SEC	.38	.34			2	.38	.34		
ADMINISTRATIVE	.99	.83	.51	1.65	4	.99	.83	.51	1.65
TOTAL OPER EXP	3.05	2.80	1.21	4.84	4	3.05	2.80	1.21	4.84
FIXED EXPENSES	1.26	1.44	.99	1.63	4	1.26	1.44	.99	1.63
TOTAL OPER+FIXED	4.31	3.98	2.27	6.40	4	4.31	3.98	2.27	6.40
LEASING EXP	2.82	1.09			3				
TOTAL PAYROLL	.80	.77			2				
TOTAL CONTRACT	1.86	1.90			2				

AVG SQFT OFC TEN	4120	2	AVG OFFICE OCCUPANCY	73.8	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	201	2	AVG RATE YR-END RENT	23.40	3
			RENTABLE GROSS SQFT	.92	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.65	2
PAYROLL		
CONTRACT	.54	2
SUP MAT MISC	.03	2
TRASH REMOVAL	.08	2
REPR MAINT TOTAL	.84	2
PAYROLL	.98	1
ELEVATOR	.17	2
HVAC	.08	2
ELECTRICAL	.05	2
STRUCT ROOF		
PLUMBING	.01	2
FIRE LIFE SFTY	.02	2
OTHER MAINT SUP	.03	2
UTILITIES TOTAL	1.37	2
ELECTRIC	1.18	2
GAS	.10	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.11	2
RDS GRDS SEC TOT	.34	2
RDS GRDS TOTAL	.28	2
RDS GRDS PAYRL		
RDS GRDS CONTR	.09	1
RDS GRDS OTHER	.43	1
SECURITY TOTAL	.18	1
SEC PAYROLL		
SEC CONTRACTS	.18	1
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	1.65	2
PAYROLL	.55	1
MGMT FEES	.45	2
LEGAL FEES	.84	2
AUDIT FEES		
GEN OFC EXP	.08	1
OTHER ADM EXP	.03	2
FIXED EXP TOTAL	1.57	2
REAL ESTATE TAX	1.20	2
BUILDING INS	.33	2
PERS PROP TAX		
OTHER TAXES	.05	1
LEASING EXPENSES	5.18	2
ADV PROMOTION		
COMM FEES	.47	1
TENANT ALTS	4.95	2
BUY-OUTS		
TOTAL PAYROLL	.77	2
CLEANING		
REPAIR MAINT	.98	1
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE	.55	1
TOTAL CONTRACTS	1.90	2
CLEANING	.54	2
REPAIR MAINT	.07	1
RDS GROUNDS	.09	1
SECURITY	.18	1
ADMINISTRATIVE	1.20	2

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San Mateo, CA
Santa Monica, CA

U.S. PRIVATE SECTOR
SAN MATEO
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 207,524 SQ FT					207,524 SQ FT			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	1.98	1.98		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	1.98	1.98			4				
MISCELLANEOUS	.01	.01			4				
TOTAL INCOME	1.99	1.99			4				
EXPENSE									
CLEANING	.02	.02			4	.02	.02		
REPAIR-MAINT	.10	.10			4	.10	.10		
UTILITIES	.05	.05			4	.05	.05		
RDS GNDS SEC	.22	.22			4	.22	.22		
ADMINISTRATIVE	.36	.36			4	.36	.36		
TOTAL OPER EXP	.75	.75			4	.75	.75		
FIXED EXPENSES	1.09	1.09			4	1.09	1.09		
TOTAL OPER+FIXED	1.83	1.83			4	1.83	1.83		
LEASING EXP	.03	.03			4				
TOTAL PAYROLL									
TOTAL CONTRACT	.24	.24			4				

AVG SQFT OFC TEN	30132	4	AVG OFFICE OCCUPANCY	72.6	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	0	0	AVG RATE YR END RENT	3.59	4
			RENTABLE GROSS SQFT	1.00	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

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U.S. PRIVATE SECTOR
SANTA MONICA
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 108,478 SQ FT					108,478 SQ FT			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	5.40	8.88		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5.40	8.88			4				
MISCELLANEOUS									
TOTAL INCOME	5.40	8.88			4				
EXPENSE									
CLEANING	.14	.42			4	.14	.42		
REPAIR MAINT	.24	.38			4	.24	.38		
UTILITIES	.37	1.35			4	.37	1.35		
RDS GNDS SEC	1.09	1.09			1	1.09	1.09		
ADMINISTRATIVE	.52	.59			4	.52	.59		
TOTAL OPER EXP	1.41	3.29			4	1.41	3.29		
FIXED EXPENSES	.59	1.09			4	.59	1.09		
TOTAL OPER+FIXED	2.00	4.37			4	2.00	4.37		
LEASING EXP	.00	.00			3				
TOTAL PAYROLL	.00	.00			1				
TOTAL CONTRACT	2.41	2.41			1				

AVG SQFT OFC TEN	1509	1	AVG OFFICE OCCUPANCY	75.7	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	0	0	AVG RATE YR END RENT	13.01	1
			RENTABLE GROSS SQFT	.99	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

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U.S. PRIVATE SECTOR
SEATTLE
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS 2,692,510 SQ FT					2,220,346 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					15	12.75	12.55	10.40	14.53
RETAIL AREA	13.89	13.81	9.54	23.65	12				
OTHER AREA	1.72	1.08	.21	18.95	5				
TOTAL RENT	12.25	12.71	8.54	14.13	15				
MISCELLANEOUS	.23	.23	.05	.41	7				
TOTAL INCOME	12.32	12.76	8.54	14.36	15				
EXPENSE									
CLEANING	1.00	.98	.75	1.41	15	1.22	1.17	1.01	1.62
REPAIR-MAINT	1.13	1.16	.76	1.69	15	1.37	1.81	.86	2.16
UTILITIES	.89	.94	.62	1.09	15	1.07	1.03	.84	1.17
RDS. GNDS SEC	.11	.08	.04	.11	14	.11	.08	.04	.11
ADMINISTRATIVE	1.40	1.18	.90	1.63	15	1.40	1.18	.90	1.63
TOTAL OPER EXP	4.52	4.79	3.45	5.44	15	5.49	5.29	4.69	6.73
FIXED EXPENSES	.45	.53	.17	.99	15	.45	.53	.17	.99
TOTAL OPER+FIXED	4.97	5.08	4.00	6.25	15	5.93	5.82	5.14	7.30
LEASING EXP	.36	.11	.08	.25	13				
TOTAL PAYROLL	1.02	.98	.62	1.11	11				
TOTAL CONTRACT	1.45	1.35	.83	2.62	15				

AVG SQFT OFC TEN	3003	12	AVG OFFICE OCCUPANCY	93.3	13
AVG SQFT RET TEN	2414	13	AVG RETAIL OCCUPANCY	95.0	14
AVG SQFT OFC WORK	235	2	AVG RATE YR-END RENT	15.18	15
			RENTABLE GROSS SQFT	.97	15

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.91	14	ADMIN TOTAL	1.20	14
PAYROLL			PAYROLL	.82	10
CONTRACT	.90	14	MGMT FEES	.17	14
SUP MAT MISC	.02	7	LEGAL FEES	.03	13
TRASH REMOVAL	.09	7	AUDIT FEES	.04	11
			GEN OFC EXP	.14	12
			OTHER ADM EXP	.11	12
REPR. MAINT TOTAL	1.14	14			
PAYROLL	.30	5	FIXED EXP TOTAL	.50	14
ELEVATOR	.20	14	REAL ESTATE TAX	.77	8
HVAC	.13	13	BUILDING INS	.12	14
ELECTRICAL	.07	13	PERS PROP TAX	.00	5
STRUCT ROOF	.03	3	OTHER TAXES	.03	9
PLUMBING	.01	7			
FIRE LIFE SFTY	.02	5	LEASING EXPENSES	.11	13
OTHER MAINT SUP	.62	13	ADV PROMOTION	.03	12
			COMM FEES	.06	11
UTILITIES TOTAL	.91	14	TENANT ALTS	.16	7
ELECTRIC	.84	14	BUY-OUTS		
GAS	.00	1			
FUEL OIL			TOTAL PAYROLL	.98	11
PURCH STEAM	.30	9	CLEANING		
PURCH CH WTR			REPAIR MAINT	.30	5
COAL			RDS GROUNDS		
WATER SEWER	.11	8	SECURITY		
			ADMINISTRATIVE	.82	10
RDS GNDS SEC TOT	.08	13			
RDS GNDS TOTAL	.02	6	TOTAL CONTRACTS	1.33	14
RDS GNDS PAYRL			CLEANING	.90	14
RDS GNDS CONTR	.03	4	REPAIR MAINT	.71	4
RDS GNDS OTHER	.00	2	RDS GROUNDS	.03	4
SECURITY TOTAL	.07	13	SECURITY	.07	13
SEC PAYROLL			ADMINISTRATIVE	.71	7
SEC CONTRACTS	.07	13			
SEC OTHER	.01	1			

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U.S. PRIVATE SECTOR
SEATTLE
DOWNTOWN 50,000 - 100,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 256,195 SQ FT					227,064 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	12.57	12.35		
RETAIL AREA	11.78	16.00			2				
OTHER AREA									
TOTAL RENT	12.40	12.43			3				
MISCELLANEOUS									
TOTAL INCOME	12.40	12.43			3				
EXPENSE									
CLEANING	1.35	1.36			3	1.52	1.36		
REPAIR-MAINT	1.34	1.62			3	1.51	1.86		
UTILITIES	1.05	1.06			3	1.19	1.06		
RDS GNDS SEC	.44	.45			2	.44	.45		
ADMINISTRATIVE	.90	.89			3	.90	.89		
TOTAL OPER EXP	4.92	5.00			3	5.55	5.28		
FIXED EXPENSES	.63	.61			3	.63	.61		
TOTAL OPER+FIXED	5.55	5.13			3	6.18	5.42		
LEASING EXP	.08	.06			1				
TOTAL PAYROLL	.48	.48			2				
TOTAL CONTRACT	1.83	1.36			3				

AVG SQFT OFC TEN	1351	3	AVG OFFICE OCCUPANCY	91.6	3
AVG SQFT RET TEN	4582	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	245	1	AVG RATE YR-END RENT	14.33	3
			RENTABLE GROSS SQFT	1.00	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.29	2	ADMIN TOTAL	1.01	2
PAYROLL			PAYROLL	.71	1
CONTRACT	1.29	2	MGMT FEES	.33	2
SUP MAT MISC			LEGAL FEES	.02	2
TRASH REMOVAL			AUDIT FEES	.08	2
			GEN OFC EXP	.12	2
			OTHER ADM EXP	.12	2
REPR MAINT TOTAL	1.24	2			
PAYROLL	.25	1	FIXED EXP TOTAL	.62	2
ELEVATOR	.25	2	REAL ESTATE TAX	.77	1
HVAC	.19	2	BUILDING INS	.17	2
ELECTRICAL	.09	1	PERS PROP TAX	.09	1
STRUCT ROOF			OTHER TAXES	.03	1
PLUMBING					
FIRE LIFE SFTY	.02	1	LEASING EXPENSES	.06	1
OTHER MAINT SUP	1.23	1	ADV PROMOTION	.02	1
			COMM FEES	.04	1
UTILITIES TOTAL	.92	2	TENANT ALTS		
ELECTRIC	.68	2	BUY-OUTS		
GAS					
FUEL OIL			TOTAL PAYROLL	.48	2
PURCH STEAM	.30	1	CLEANING		
PURCH CH WTR			REPAIR MAINT	.25	1
COAL			RDS GROUNDS		
WATER SEWER	.18	1	SECURITY		
			ADMINISTRATIVE	.71	1
RDS GNDS SEC TOT	.11	1			
RDS GNDS TOTAL			TOTAL CONTRACTS	1.35	2
RDS GNDS PAYRL			CLEANING	1.29	2
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL	.11	1	SECURITY	.11	1
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS	.11	1			
SEC OTHER					

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Seattle, WA

U.S. PRIVATE SECTOR
SEATTLE
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS 1,711,734 SQ.FT.					1,390,555 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					9	12.09	11.97	10.40	13.86
RETAIL AREA	14.63	14.63	8.08	27.55	9				
OTHER AREA	1.36	.69	.21	17.25	4				
TOTAL RENT	11.63	12.03	7.98	14.13	9				
MISCELLANEOUS	.24	.26	.10	.41	5				
TOTAL INCOME	11.75	12.42	7.99	14.36	9				
EXPENSE									
CLEANING	1.04	.91	.77	1.45	9	1.28	1.05	1.01	1.62
REPAIR-MAINT	1.25	1.18	.95	1.71	9	1.54	1.72	1.24	2.16
UTILITIES	.87	.98	.55	1.08	9	1.07	1.00	.92	1.17
RDS. GNDS. SEC	.09	.06	.03	.09	9	.09	.06	.03	.09
ADMINISTRATIVE	1.40	1.30	1.05	1.63	9	1.40	1.30	1.05	1.63
TOTAL OPER EXP	4.65	4.84	3.45	5.55	9	5.72	5.39	5.08	6.73
FIXED EXPENSES	.46	.50	.17	.93	9	.46	.50	.17	.93
TOTAL OPER+FIXED	5.11	5.05	3.81	6.30	9	6.18	6.21	5.38	7.30
LEASING EXP	.47	.13	.08	.92	9				
TOTAL PAYROLL	1.07	1.03	.67	1.43	6				
TOTAL CONTRACT	1.62	1.46	.83	2.66	9				

AVG SQFT OFC TEN	2578	8	AVG OFFICE OCCUPANCY	91.1	9
AVG SQFT RET TEN	2433	8	AVG RETAIL OCCUPANCY	94.4	9
AVG SQFT OFC WORK	227	1	AVG RATE YR END RENT	15.17	9
			RENTABLE GROSS SQFT	.96	9

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.91	9	ADMIN TOTAL	1.30	9
PAYROLL			PAYROLL	.83	6
CONTRACT	.90	9	MGMT FEES	.49	9
SUP MAT MISC	.02	5	LEGAL FEES	.03	8
TRASH REMOVAL	.10	5	AUDIT FEES	.03	6
			GEN OFC EXP	.14	9
			OTHER ADM EXP	.08	9
REPR. MAINT TOTAL	1.18	9			
PAYROLL	.66	2	FIXED EXP TOTAL	.50	9
ELEVATOR	.17	9	REAL ESTATE TAX	.71	5
HVAC	.13	8	BUILDING INS	.12	9
ELECTRICAL	.07	9	PERS PROP TAX	.00	4
STRUCT ROOF	.06	1	OTHER TAXES	.03	7
PLUMBING	.02	5			
FIRE LIFE SFTY	.09	2	LEASING EXPENSES	.13	9
OTHER MAINT SUP	.62	9	ADV PROMOTION	.02	8
			COMM FEES	.06	9
UTILITIES TOTAL	.98	9	TENANT ALTS	.12	5
ELECTRIC	.84	9	BUY-OUTS		
GAS	.00	1			
FUEL OIL			TOTAL PAYROLL	1.03	6
PURCH STEAM	.30	8	CLEANING		
PURCH CH WTR			REPAIR MAINT	.66	2
COAL			RDS GROUNDS		
WATER SEWER	.11	5	SECURITY		
			ADMINISTRATIVE	.83	6
RDS. GNDS SEC TOT	.06	9			
RDS. GNDS TOTAL	.03	4	TOTAL CONTRACTS	1.46	9
RDS GNDS PAYRL			CLEANING	.90	9
RDS GNDS CONTR	.03	4	REPAIR MAINT	.71	4
RDS. GNDS OTHER			RDS GROUNDS	.03	4
SECURITY TOTAL	.03	9	SECURITY	.03	9
SEC PAYROLL			ADMINISTRATIVE	.83	5
SEC CONTRACTS	.03	9			
SEC OTHER	.01	1			

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U.S. PRIVATE SECTOR
SEATTLE
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 207,572 SQ.FT.					198,507 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	8.36	7.94	2.49	12.29
RETAIL AREA					2				
OTHER AREA									
TOTAL RENT	10.84	9.76	6.47	12.14	4				
MISCELLANEOUS	.59	.62			3				
TOTAL INCOME	11.39	10.08	6.79	12.46	4				
EXPENSE									
CLEANING	.87	.83	.75	1.66	4	.91	.84	.78	1.69
REPAIR-MAINT	1.01	1.00	.92	1.10	4	1.08	1.06	.97	1.11
UTILITIES	1.66	1.75	1.65	1.90	4	1.74	1.84	1.69	1.96
RDS GNDS SEC	.22	.20	.12	.43	4	.22	.20	.12	.43
ADMINISTRATIVE	.74	.73	.63	.85	4	.74	.73	.63	.85
TOTAL OPER EXP	4.50	4.63	4.33	5.70	4	4.71	4.69	4.59	5.70
FIXED EXPENSES	1.65	1.64	1.28	2.35	4	1.65	1.64	1.28	2.35
TOTAL OPER+FIXED	6.16	6.27	5.77	7.90	4	6.36	6.32	5.97	7.95
LEASING EXP	.46	.28			3				
TOTAL PAYROLL	.40	.43			2				
TOTAL CONTRACT	1.65	1.52	.94	2.90	4				

AVG SQFT OFC TEN	2165	3	AVG OFFICE OCCUPANCY	87.2	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	665	2	AVG RATE YR END RENT	13.94	4
			RENTABLE GROSS SQFT	.89	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.85	3	ADMIN TOTAL	.76	3
PAYROLL			PAYROLL	.02	1
CONTRACT	.69	3	MGMT FEES	.61	3
SUP MAT MISC	.10	3	LEGAL FEES	.01	2
TRASH REMOVAL	.09	3	AUDIT FEES	.10	1
			GEN OFC EXP	.02	2
			OTHER ADM EXP	.11	2
REPR MAINT TOTAL	1.05	3			
PAYROLL	.25	1	FIXED EXP TOTAL	1.89	3
ELEVATOR	.03	2	REAL ESTATE TAX	1.55	3
HVAC	.47	3	BUILDING INS	.34	3
ELECTRICAL	.18	2	PERS PROP TAX		
STRUCT ROOF	.03	2	OTHER TAXES		
PLUMBING	.01	2			
FIRE LIFE SFTY	.02	1	LEASING EXPENSES	.43	2
OTHER MAINT SUP	.33	3	ADV PROMOTION		
			COMM FEES	.16	2
UTILITIES TOTAL	1.78	3	TENANT ALTS	.53	1
ELECTRIC	1.88	3	BUY-OUTS		
GAS	.01	1			
FUEL OIL			TOTAL PAYROLL	.27	1
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT	.25	1
COAL			RDS GROUNDS		
WATER SEWER	.10	3	SECURITY		
			ADMINISTRATIVE	.02	1
RDS GNDS SEC TOT	.25	3			
RDS GNDS TOTAL	.17	3	TOTAL CONTRACTS	1.88	3
RDS GNDS PAYRL			CLEANING	.69	3
RDS GNDS CONTR	.10	3	REPAIR MAINT	.43	2
RDS GNDS OTHER	.07	1	RDS GROUNDS	.10	3
SECURITY TOTAL	.16	2	SECURITY	.15	2
SEC PAYROLL			ADMINISTRATIVE	.59	2
SEC CONTRACTS	.15	2			
SEC OTHER	.02	1			

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Shreveport, LA

U.S. PRIVATE SECTOR SHREVEPORT ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS 407,338 SQ. FT.					379,894 SQ. FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					10	8.59	9.35	7.74	11.95
RETAIL AREA	6.27	7.33			2				
OTHER AREA	3.10	5.59			2				
TOTAL RENT	8.60	9.35	7.74	12.84	10				
MISCELLANEOUS	.27	.24	.11	.30	5				
TOTAL INCOME	8.77	9.48	7.74	13.08	10				
EXPENSE									
CLEANING	.58	.54	.44	.72	10	.62	.54	.48	.72
REPAIR-MAINT	1.06	.94	.77	1.28	10	1.14	.94	.77	1.36
UTILITIES	1.09	1.01	.92	1.20	10	1.17	1.09	.92	1.33
RDS. GNDS. SEC.	.17	.10	.02	1.04	9	.17	.10	.02	1.04
ADMINISTRATIVE	.55	.63	.43	.67	10	.55	.63	.43	.67
TOTAL OPER EXP	3.39	3.54	3.02	4.08	10	3.63	3.90	3.02	4.08
FIXED EXPENSES	3.90	7.42	.55	8.21	10	3.90	7.42	.55	8.21
TOTAL OPER+FIXED	7.28	11.49	3.74	12.30	10	7.53	11.49	4.21	12.30
LEASING EXP	.19	.10	.04	.41	10				
TOTAL PAYROLL	1.00	.73			6				
TOTAL CONTRACT	1.04	.89	.81	1.78	10				

AVG SQFT OFC TEN	1920	9	AVG OFFICE OCCUPANCY	84.7	10
AVG SQFT RET TEN	1313	2	AVG RETAIL OCCUPANCY	87.8	2
AVG SQFT OFC WORK	354	10	AVG RATE YR-END RENT	8.98	10
			RENTABLE GROSS SQFT	.93	10

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.44	6	ADMIN TOTAL	.63	6
PAYROLL	.32	5	PAYROLL	.48	1
CONTRACT	.44	2	MGMT FEES	.36	5
SUP MAT MISC	.01	5	LEGAL FEES	.03	5
TRASH REMOVAL	.03	5	AUDIT FEES	.05	6
			GEN OFC EXP	.04	6
REPR MAINT TOTAL	1.05	6	OTHER ADM EXP	.03	6
PAYROLL	.43	6			
ELEVATOR	.22	2	FIXED EXP TOTAL	.55	6
HVAC	.09	2	REAL ESTATE TAX	.40	6
ELECTRICAL	.03	6	BUILDING INS	.15	6
STRUCT ROOF	.14	1	PERS PROP TAX		
PLUMBING	.01	6	OTHER TAXES	.02	2
FIRE LIFE SFTY					
OTHER MAINT SUP	.10	6	LEASING EXPENSES	.41	6
			ADV PROMOTION	.04	5
UTILITIES TOTAL	.98	6	COMM FEES	.32	6
ELECTRIC	.85	6	TENANT ALTS	.05	2
GAS	.08	2	BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.73	6
PURCH CH WTR			CLEANING	.32	5
COAL	.07	1	REPAIR MAINT	.43	6
WATER SEWER	.02	5	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.10	5	ADMINISTRATIVE	.46	1
RDS GNDS TOTAL	.11	4			
RDS GNDS PAYRL			TOTAL CONTRACTS	.82	6
RDS GNDS CONTR	.09	4	CLEANING	.44	2
RDS GNDS OTHER	.01	4	REPAIR MAINT	.33	6
SECURITY TOTAL	.05	5	RDS GROUNDS	.09	4
SEC PAYROLL			SECURITY	.01	1
SEC CONTRACTS	.01	1	ADMINISTRATIVE	.35	6
SEC OTHER	.04	5			

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U.S. PRIVATE SECTOR SHREVEPORT DOWNTOWN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS. 65,051 SQ. FT.					65,051 SQ. FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	11.13	11.10		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11.76	12.26			3				
MISCELLANEOUS	.15	.13			3				
TOTAL INCOME	11.91	12.36			3				
EXPENSE									
CLEANING	.63	.60			3	.63	.60		
REPAIR MAINT	1.07	.94			3	1.07	.94		
UTILITIES	1.15	1.01			3	1.15	1.01		
RDS GNDS SEC	.60	1.04			3	.60	1.04		
ADMINISTRATIVE	.62	.67			3	.62	.67		
TOTAL OPER EXP	4.07	4.08			3	4.07	4.08		
FIXED EXPENSES	7.71	7.56			3	7.71	7.56		
TOTAL OPER+FIXED	11.78	11.69			3	11.78	11.69		
LEASING EXP	.06	.04			3				
TOTAL PAYROLL									
TOTAL CONTRACT	1.42	1.78			3				

AVG SQFT OFC TEN	3495	3	AVG OFFICE OCCUPANCY	91.3	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	318	3	AVG RATE YR-END RENT	8.87	3
			RENTABLE GROSS SQFT	.97	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

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Shreveport, LA

U.S. PRIVATE SECTOR
SHREVEPORT
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	152,313 SQ.FT.				143,238 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	8.03	8.48	4.92	8.80
RETAIL AREA	2.19	2.19			1				
OTHER AREA	8.86	8.98			1				
TOTAL RENT	6.09	6.67	5.11	8.19	4				
MISCELLANEOUS	.13	.13			1				
TOTAL INCOME	6.10	6.67	5.11	8.26	4				
EXPENSE									
CLEANING	.61	.60	.49	.88	4	.88	.63	.52	.72
REPAIR-MAINT	.42	.48	.27	.75	4	.44	.51	.27	.82
UTILITIES	1.13	.93	.85	1.34	4	1.21	1.01	.96	1.37
RDS GRDS SEC	.09	.08	.03	.14	4	.09	.08	.03	.14
ADMINISTRATIVE	.56	.55	.55	.61	4	.58	.55	.55	.61
TOTAL OPER EXP	2.81	2.71	2.60	3.04	4	2.99	3.15	2.82	3.28
FIXED EXPENSES	1.58	1.08	.74	5.25	4	1.58	1.08	.74	5.25
TOTAL OPER+FIXED	4.39	4.00	3.34	8.28	4	4.57	4.03	3.61	8.46
LEASING EXP	.16	.11	.05	.22	4				
TOTAL PAYROLL	.87	.94			3				
TOTAL CONTRACT	.32	.37	.18	.56	4				

AVG SQFT OFC TEN	3806	4	AVG OFFICE OCCUPANCY	88.4	4
AVG SQFT RET TEN	1850	2	AVG RETAIL OCCUPANCY	99.3	2
AVG SQFT OFC WORK	296	4	AVG RATE YR-END RENT	9.32	4
			RENTABLE GROSS SQFT	1.00	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.63	3	ADMIN TOTAL	.55	3
PAYROLL	.48	3	PAYROLL	.43	3
CONTRACT	.04	3	MGMT FEES	.02	1
SUP MAT MISC	.04	3	LEGAL FEES	.01	1
TRASH REMOVAL	.03	3	AUDIT FEES	.02	3
			GEN OFC EXP	.07	3
REPR MAINT TOTAL	.29	3	OTHER ADM EXP	.04	2
PAYROLL					
ELEVATOR	.02	3	FIXED EXP TOTAL	1.06	3
HVAC	.20	3	REAL ESTATE TAX	.94	3
ELECTRICAL	.02	3	BUILDING INS	.10	3
STRUCT ROOF			PERS PROP TAX	.01	1
PLUMBING			OTHER TAXES	.00	3
FIRE LIFE SFTY	.11	1			
OTHER MAINT SUP	.10	2	LEASING EXPENSES	.14	3
			ADV PROMOTION	.03	3
UTILITIES TOTAL	.98	3	COMM FEES	.02	2
ELECTRIC	.94	3	TENANT ALTS	.07	3
GAS	.06	1	BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.94	3
PURCH CH WTR			CLEANING	.48	3
COAL			REPAIR MAINT		
WATER SEWER	.05	3	RDS GROUNDS		
			SECURITY	.08	1
RDS-GNDS-SEC TOT	.11	3	ADMINISTRATIVE	.43	3
RDS GNDS TOTAL	.06	2			
RDS GNDS PAYRL			TOTAL CONTRACTS	.22	3
RDS GNDS CONTR	.05	2	CLEANING	.04	3
RDS GNDS OTHER	.01	2	REPAIR MAINT	.06	3
SECURITY TOTAL	.04	3	RDS GROUNDS	.05	2
SEC PAYROLL	.08	1	SECURITY	.04	3
SEC CONTRACTS	.04	3	ADMINISTRATIVE	.03	3
SEC OTHER					

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U.S. PRIVATE SECTOR
SHREVEPORT
SUBURBAN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	101,209 SQ.FT.				92,134 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	5.86	6.27		
RETAIL AREA	2.19	2.19			1				
OTHER AREA	8.98	8.98			1				
TOTAL RENT	5.80	6.27			3				
MISCELLANEOUS	.13	.13			1				
TOTAL INCOME	5.82	6.27			3				
EXPENSE									
CLEANING	.62	.63			3	.68	.68		
REPAIR-MAINT	.50	.61			3	.55	.73		
UTILITIES	1.21	.87			3	1.33	1.04		
RDS GRDS SEC	.06	.04			3	.06	.04		
ADMINISTRATIVE	.56	.55			3	.56	.55		
TOTAL OPER EXP	2.95	2.74			3	3.25	3.20		
FIXED EXPENSES	1.85	1.10			3	1.85	1.10		
TOTAL OPER+FIXED	4.80	4.42			3	5.09	4.42		
LEASING EXP	.20	.14			3				
TOTAL PAYROLL	.83	.83			2				
TOTAL CONTRACT	.37	.51			3				

AVG SQFT OFC TEN	4568	3	AVG OFFICE OCCUPANCY	84.5	3
AVG SQFT RET TEN	1850	2	AVG RETAIL OCCUPANCY	99.3	2
AVG SQFT OFC WORK	294	3	AVG RATE YR-END RENT	9.09	3
			RENTABLE GROSS SQFT	1.00	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.68	2	ADMIN TOTAL	.55	2
PAYROLL	.39	2	PAYROLL	.45	2
CONTRACT	.20	2	MGMT FEES	.02	1
SUP MAT MISC	.03	2	LEGAL FEES		
TRASH REMOVAL	.03	2	AUDIT FEES	.02	2
			GEN OFC EXP	.06	2
REPR MAINT TOTAL	.45	2	OTHER ADM EXP	.03	1
PAYROLL					
ELEVATOR	.05	2	FIXED EXP TOTAL	.77	2
HVAC	.27	2	REAL ESTATE TAX	.67	2
ELECTRICAL	.03	2	BUILDING INS	.09	2
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES	.01	2
FIRE LIFE SFTY					
OTHER MAINT SUP	.10	2	LEASING EXPENSES	.22	2
			ADV PROMOTION	.02	2
UTILITIES TOTAL	1.28	2	COMM FEES	.03	1
ELECTRIC	1.22	2	TENANT ALTS	.19	2
GAS	.06	1	BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.83	2
PURCH CH WTR			CLEANING	.39	2
COAL			REPAIR MAINT		
WATER SEWER	.03	2	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.06	2	ADMINISTRATIVE	.45	2
RDS GNDS TOTAL	.07	1			
RDS GNDS PAYRL			TOTAL CONTRACTS	.33	2
RDS GNDS CONTR	.05	1	CLEANING	.20	2
RDS GNDS OTHER	.02	1	REPAIR MAINT	.05	2
SECURITY TOTAL	.03	2	RDS GROUNDS	.05	1
SEC PAYROLL			SECURITY	.03	2
SEC CONTRACTS	.03	2	ADMINISTRATIVE	.03	2
SEC OTHER					

All line items are computed as stand alone figures. Columns will not add to match totals.

South Bend, IN

U.S. PRIVATE SECTOR
SOUTH BEND
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS 374,748 SQ FT					374,748 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					7	11.94	10.68	7.51	12.03
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12.30	10.66	7.51	12.03	7				
MISCELLANEOUS	.39	.28	.13	.48	6				
TOTAL INCOME	12.53	10.93	8.09	12.24	7				
EXPENSE									
CLEANING	1.08	1.03	.75	1.13	7	1.08	1.03	.75	1.13
REPAIR-MAINT	.77	.64	.47	.87	7	.77	.64	.47	.87
UTILITIES	1.47	1.40	.98	1.54	7	1.47	1.40	.98	1.54
RDS GNDS SEC	.18	.21	.20	.26	7	.18	.21	.20	.26
ADMINISTRATIVE	.74	.74	.63	.90	7	.74	.74	.63	.90
TOTAL OPER EXP	4.23	3.75	3.18	4.78	7	4.23	3.75	3.18	4.78
FIXED EXPENSES	1.04	1.18	.73	1.41	7	1.04	1.18	.73	1.41
TOTAL OPER+FIXED	5.27	4.89	4.56	6.10	7	5.27	4.89	4.56	6.10
LEASING EXP	3.75	.27	.05	5.00	6				
TOTAL PAYROLL	1.16	.50	.22	1.52	6				
TOTAL CONTRACT	1.76	1.48	.94	2.25	7				

AVG SQFT OFC TEN	1917	7	AVG OFFICE OCCUPANCY	94.6	7
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	291	6	AVG RATE YR END RENT	13.00	7
			RENTABLE GROSS SQFT	93	7

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.03	7	ADMIN TOTAL	.74	7
PAYROLL	.61	2	PAYROLL	.15	5
CONTRACT	.65	7	MGMT FEES	.48	6
SUP MAT MISC	.07	7	LEGAL FEES	.03	3
TRASH REMOVAL	.06	6	AUDIT FEES	.09	5
			GEN OFC EXP	.01	5
REPR MAINT TOTAL	.64	7	OTHER ADM EXP	.03	5
PAYROLL	.35	6			
ELEVATOR	.08	7	FIXED EXP TOTAL	1.18	7
HVAC	.09	6	REAL ESTATE TAX	1.05	7
ELECTRICAL	.05	6	BUILDING INS	.19	7
STRUCT ROOF	.03	5	PERS PROP TAX	.00	1
PLUMBING	.01	6	OTHER TAXES	.00	1
FIRE LIFE SFTY	.03	7			
OTHER MAINT SUP	.12	6	LEASING EXPENSES	.27	6
			ADV PROMOTION	.02	5
UTILITIES TOTAL	1.40	7	COMM FEES	.09	5
ELECTRIC	1.13	7	TENANT ALTS	.27	4
GAS	.12	5	BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.50	6
PURCH CH WTR			CLEANING	.61	2
COAL			REPAIR MAINT	.35	6
WATER SEWER	.04	6	RDS GROUNDS	.05	4
			SECURITY		
RDS GNDS SEC TOT	.21	7	ADMINISTRATIVE	.15	5
RDS GNDS TOTAL	.23	6			
RDS GNDS PAYRL	.05	4	TOTAL CONTRACTS	1.48	7
RDS GNDS CONTR	.22	5	CLEANING	.65	7
RDS GNDS OTHER	.04	4	REPAIR MAINT	.72	4
SECURITY TOTAL	.08	3	RDS GROUNDS	.22	5
SEC PAYROLL			SECURITY	.08	3
SEC CONTRACTS	.08	3	ADMINISTRATIVE	.63	5
SEC OTHER					

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
SOUTH BEND
DOWNTOWN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 138,248 SQ FT					138,248 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	9.72	10.88	7.29	12.00
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10.71	10.66	8.65	12.00	5				
MISCELLANEOUS	.26	.21	.13	.36	5				
TOTAL INCOME	10.98	10.93	8.97	12.16	5				
EXPENSE									
CLEANING	.88	.76	.72	1.04	5	.88	.76	.72	1.04
REPAIR MAINT	.63	.53	.44	.76	5	.63	.53	.44	.76
UTILITIES	1.86	1.40	1.13	2.24	5	1.86	1.40	1.13	2.24
RDS GNDS SEC	.28	.25	.20	.47	5	.28	.25	.20	.47
ADMINISTRATIVE	.82	.74	.53	.98	5	.82	.74	.53	.98
TOTAL OPER EXP	4.48	3.80	3.09	5.46	5	4.48	3.80	3.09	5.46
FIXED EXPENSES	1.32	1.32	.88	1.48	5	1.32	1.32	.88	1.48
TOTAL OPER+FIXED	5.79	4.78	4.16	6.83	5	5.79	4.78	4.16	6.83
LEASING EXP	.17	.24	.05	.46	5				
TOTAL PAYROLL	.41	.29	.22	.50	4				
TOTAL CONTRACT	1.49	1.23	.92	1.87	5				

AVG SQFT OFC TEN	823	5	AVG OFFICE OCCUPANCY	96.8	5
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	259	4	AVG RATE YR END RENT	12.30	5
			RENTABLE GROSS SQFT	98	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.78	5	ADMIN TOTAL	.74	5
PAYROLL			PAYROLL	.01	3
CONTRACT	.66	5	MGMT FEES	.56	5
SUP MAT MISC	.05	5	LEGAL FEES	.05	1
TRASH REMOVAL	.08	4	AUDIT FEES	.08	4
			GEN OFC EXP	.01	4
REPR MAINT TOTAL	.53	5	OTHER ADM EXP	.02	4
PAYROLL	.23	4			
ELEVATOR	.06	5	FIXED EXP TOTAL	1.32	5
HVAC	.10	4	REAL ESTATE TAX	1.12	5
ELECTRICAL	.05	4	BUILDING INS	.19	5
STRUCT ROOF	.02	3	PERS PROP TAX		
PLUMBING	.01	4	OTHER TAXES	.00	1
FIRE LIFE SFTY	.03	5			
OTHER MAINT SUP	.12	4	LEASING EXPENSES	.24	5
			ADV PROMOTION	.01	4
UTILITIES TOTAL	1.40	5	COMM FEES	.07	4
ELECTRIC	1.13	5	TENANT ALTS	.25	3
GAS	.21	4	BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.29	4
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.23	4
WATER SEWER	.04	5	RDS GROUNDS	.03	3
			SECURITY		
RDS GNDS SEC TOT	.25	5	ADMINISTRATIVE	.01	3
RDS GNDS TOTAL	.25	5			
RDS GNDS PAYRL	.03	3	TOTAL CONTRACTS	1.23	5
RDS GNDS CONTR	.23	4	CLEANING	.66	5
RDS GNDS OTHER	.04	3	REPAIR MAINT	.39	2
SECURITY TOTAL	.18	1	RDS GROUNDS	.23	4
SEC PAYROLL			SECURITY	.18	1
SEC CONTRACTS	.18	1	ADMINISTRATIVE	.37	3
SEC OTHER					

All line items are computed as stand alone figures. Columns will not add to match totals.

Spokane, WA

U.S. PRIVATE SECTOR
SPOKANE
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA: 9 BLDS 1,103,177 SQ.FT. DOLLARS SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA: 914,033 SQ.FT. DOLLAR SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA					9	10.77	10.64	7.77	12.07
RETAIL AREA	15.39	14.18	11.85	20.32	9				
OTHER AREA	4.71	4.60			3				
TOTAL RENT	11.09	10.60	8.89	12.56	9				
MISCELLANEOUS	.33	.01	.01	.39	6				
TOTAL INCOME	11.30	10.60	8.90	12.86	9				
EXPENSE									
CLEANING	.80	.78	.72	.96	9	.97	1.00	.87	1.14
REPAIR-MAINT	.79	.81	.69	.99	9	.95	1.03	.85	1.23
UTILITIES	1.39	1.49	1.19	1.77	9	1.64	1.70	1.41	2.23
RDS GNDS SEC	.22	.17	.08	.26	9	.22	.17	.08	.28
ADMINISTRATIVE	.62	.51	.40	.61	9	.62	.51	.40	.61
TOTAL OPER EXP	3.83	4.02	3.20	4.53	9	4.58	4.69	4.11	5.37
FIXED EXPENSES	.87	.93	.75	.96	9	.87	.93	.75	.98
TOTAL OPER+FIXED	4.70	4.88	4.06	5.53	9	5.45	5.61	4.92	6.44
LEASING EXP	.33	.26	.08	.56	9				
TOTAL PAYROLL	.36	.24	.21	.36	9				
TOTAL CONTRACT	1.67	1.74	1.42	2.06	9				

AVG SQFT OFC TEN	5227	9	AVG OFFICE OCCUPANCY	90.9	9
AVG SQFT RET TEN	3978	9	AVG RETAIL OCCUPANCY	95.0	9
AVG SQFT OFC WORK	245	9	AVG RATE YR-END RENT	14.11	9
			RENTABLE GROSS SQFT	90	9

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.78	9	ADMIN TOTAL	.51	9
PAYROLL			PAYROLL	.24	7
CONTRACT	.71	9	MGMT FEES	.47	8
SUP MAT MISC	.06	8	LEGAL FEES	.00	2
TRASH REMOVAL	.02	9	AUDIT FEES	.17	1
			GEN OFC EXP	.02	9
REPR MAINT TOTAL	.81	9	OTHER ADM EXP	.02	9
PAYROLL	.24	9			
ELEVATOR	.26	9	FIXED EXP TOTAL	.93	9
HVAC	.08	9	REAL ESTATE TAX	.73	9
ELECTRICAL	.05	9	BUILDING INS	.12	9
STRUCT ROOF	.02	9	PERS PROP TAX	.02	7
PLUMBING	.03	9	OTHER TAXES	.02	3
FIRE LIFE SFTY	.02	8			
OTHER MAINT SUP	.06	8	LEASING EXPENSES	.26	9
			ADV PROMOTION	.00	3
UTILITIES TOTAL	1.49	9	COMM FEES	.06	5
ELECTRIC	1.29	9	TENANT ALTS	.23	9
GAS	.25	6	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.24	9
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.24	9
WATER SEWER	.03	9	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.17	9	ADMINISTRATIVE	.24	7
RDS GNDS TOTAL	.05	9			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.74	9
RDS GNDS CONTR	.07	6	CLEANING	.71	9
RDS GNDS OTHER	.01	2	REPAIR MAINT	.42	9
SECURITY TOTAL	.17	8	RDS GROUNDS	.07	6
SEC PAYROLL			SECURITY	.13	8
SEC CONTRACTS	.13	8	ADMINISTRATIVE	.50	6
SEC OTHER	.05	1			

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
SPOKANE
DOWNTOWN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA: 3 BLDS 115,350 SQ.FT. DOLLARS SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA: 85,947 SQ.FT. DOLLAR SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA					3	7.34	7.99		
RETAIL AREA	28.70	15.58			3				
OTHER AREA									
TOTAL RENT	10.52	10.01			3				
MISCELLANEOUS	.01	.01			2				
TOTAL INCOME	10.53	10.01			3				
EXPENSE									
CLEANING	.90	.90			3	1.16	1.09		
REPAIR-MAINT	.91	.98			3	1.17	1.32		
UTILITIES	1.48	1.80			3	1.87	2.19		
RDS GNDS SEC	.11	.12			3	.11	.12		
ADMINISTRATIVE	.50	.52			3	.50	.52		
TOTAL OPER EXP	3.91	4.46			3	5.03	5.42		
FIXED EXPENSES	.89	.92			3	.89	.92		
TOTAL OPER+FIXED	4.80	5.51			3	5.92	6.83		
LEASING EXP	.41	.28			3				
TOTAL PAYROLL	.21	.21			3				
TOTAL CONTRACT	1.98	2.16			3				

AVG SQFT OFC TEN	1476	3	AVG OFFICE OCCUPANCY	88.9	3
AVG SQFT RET TEN	2733	3	AVG RETAIL OCCUPANCY	80.8	3
AVG SQFT OFC WORK	347	3	AVG RATE YR-END RENT	13.82	3
			RENTABLE GROSS SQFT	84	3

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.90	3	ADMIN TOTAL	.52	3
PAYROLL			PAYROLL		
CONTRACT	.83	3	MGMT FEES	.50	3
SUP MAT MISC	.05	3	LEGAL FEES		
TRASH REMOVAL	.02	3	AUDIT FEES		
			GEN OFC EXP	.01	2
REPR MAINT TOTAL	.98	3	OTHER ADM EXP	.06	3
PAYROLL	.21	3			
ELEVATOR	.29	3	FIXED EXP TOTAL	.92	3
HVAC	.09	3	REAL ESTATE TAX	.59	3
ELECTRICAL	.06	3	BUILDING INS	.19	3
STRUCT ROOF	.03	3	PERS PROP TAX	.03	1
PLUMBING	.04	3	OTHER TAXES		
FIRE LIFE SFTY	.02	2			
OTHER MAINT SUP	.09	3	LEASING EXPENSES	.28	3
			ADV PROMOTION		
UTILITIES TOTAL	1.80	3	COMM FEES		
ELECTRIC	1.40	3	TENANT ALTS	.28	3
GAS	.27	2	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.21	3
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.21	3
WATER SEWER	.05	3	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.12	3	ADMINISTRATIVE		
RDS GNDS TOTAL	.11	3			
RDS GNDS PAYRL			TOTAL CONTRACTS	2.16	3
RDS GNDS CONTR	.11	3	CLEANING	.83	3
RDS GNDS OTHER			REPAIR MAINT	.52	3
SECURITY TOTAL	.03	2	RDS GROUNDS	.11	3
SEC PAYROLL			SECURITY	.03	2
SEC CONTRACTS	.03	2	ADMINISTRATIVE	.50	3
SEC OTHER					

All line items are computed as stand alone figures. Columns will not add to match totals.

Spokane, WA

U.S. PRIVATE SECTOR
SPOKANE
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 514,088 SQ.FT.					417,860 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	11.31	11.45		
RETAIL AREA	14.28	12.75			3				
OTHER AREA	4.71	4.60			3				
TOTAL RENT	11.18	11.20			3				
MISCELLANEOUS	.18	.18			1				
TOTAL INCOME	11.21	11.20			3				
EXPENSE									
CLEANING	.86	.80			3	1.06	1.00		
REPAIR MAINT	.87	.88			3	1.07	1.10		
UTILITIES	1.48	1.71			3	1.77	1.78		
RDS GNDS SEC	.28	.30			3	.28	.30		
ADMINISTRATIVE	.44	.49			3	.44	.49		
TOTAL OPER EXP	3.94	4.07			3	4.79	5.03		
FIXED EXPENSES	.97	.97			3	.97	.97		
TOTAL OPER+FIXED	4.90	5.01			3	5.76	5.99		
LEASING EXP	.45	.33			3				
TOTAL PAYROLL	.38	.26			3				
TOTAL CONTRACT	1.73	1.87			3				

AVG SQFT OFC TEN	6231	3	AVG OFFICE OCCUPANCY	92.5	3
AVG SQFT RET TEN	4500	3	AVG RETAIL OCCUPANCY	100.0	3
AVG SQFT OFC WORK	169	3	AVG RATE YR END RENT	15.42	3
			RENTABLE GROSS SQFT	.88	3

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA - MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.80	3	ADMIN TOTAL	.49	3
PAYROLL			PAYROLL	.23	1
CONTRACT	.73	3	MGMT FEES	.48	2
SUP MAT MISC	.08	2	LEGAL FEES	.00	1
TRASH REMOVAL	.02	3	AUDIT FEES		
			GEN OFC EXP	.03	3
REPR MAINT TOTAL	.88	3	OTHER ADM EXP	.02	3
PAYROLL	.26	3			
ELEVATOR	.27	3	FIXED EXP TOTAL	.97	3
HVAC	.07	3	REAL ESTATE TAX	.81	3
ELECTRICAL	.05	3	BUILDING INS	.13	3
STRUCT ROOF	.01	3	PERS PROP TAX	.01	1
PLUMBING	.03	3	OTHER TAXES	.02	2
FIRE LIFE SFTY	.03	3			
OTHER MAINT SUP	.11	2	LEASING EXPENSES	.33	3
			ADV PROMOTION	.01	2
UTILITIES TOTAL	1.71	3	COMM FEES	.10	2
ELECTRIC	1.33	3	TENANT ALTS	.24	3
GAS	.21	2	BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.26	3
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.26	3
WATER SEWER	.03	3	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.30	3	ADMINISTRATIVE	.23	1
RDS GNDS TOTAL	.03	3			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.87	3
RDS GNDS CONTR	.05	2	CLEANING	.73	3
RDS GNDS OTHER	.01	1	REPAIR MAINT	.43	3
SECURITY TOTAL	.27	3	RDS GROUNDS	.05	2
SEC PAYROLL			SECURITY	.27	3
SEC CONTRACTS	.27	3	ADMINISTRATIVE	.48	2
SEC OTHER	.05	1			

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U.S. PRIVATE SECTOR
SPOKANE
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS 435,704 SQ.FT.					222,595 SQ.FT.			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	13.17	13.07		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13.62	13.45			3				
MISCELLANEOUS	.53	.53			1				
TOTAL INCOME	13.83	13.71			3				
EXPENSE									
CLEANING	1.59	1.37			12	3.12	1.37		
REPAIR MAINT	.92	.80			12	1.80	2.02		
UTILITIES	.82	1.34			12	1.61	1.34		
RDS GNDS SEC	.50	.40			12	.50	.40		
ADMINISTRATIVE	.38	.68			12	.38	.68		
TOTAL OPER EXP	4.22	5.61			12	6.28	5.69		
FIXED EXPENSES	.92	.85			12	.92	.85		
TOTAL OPER+FIXED	5.14	6.46			12	9.18	6.69		
LEASING EXP	.68	.62			3				
TOTAL PAYROLL	2.04	1.25			12				
TOTAL CONTRACT	.75	1.55			12				

AVG SQFT OFC TEN	1326	3	AVG OFFICE OCCUPANCY	97.8	12
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	189	12	AVG RATE YR END RENT	14.50	3
			RENTABLE GROSS SQFT	.87	12

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA - MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.37	12	ADMIN TOTAL	.68	12
PAYROLL	1.42	9	PAYROLL	.17	11
CONTRACT	1.08	12	MGMT FEES	.70	3
SUP MAT MISC	.09	12	LEGAL FEES	.00	2
TRASH REMOVAL	.05	12	AUDIT FEES		
			GEN OFC EXP	.00	2
REPR MAINT TOTAL	.80	12	OTHER ADM EXP	.01	3
PAYROLL	.48	12			
ELEVATOR	.21	12	FIXED EXP TOTAL	.85	12
HVAC	.12	12	REAL ESTATE TAX	.79	12
ELECTRICAL	.03	12	BUILDING INS	.11	10
STRUCT ROOF	.01	9	PERS PROP TAX	.00	1
PLUMBING	.04	12	OTHER TAXES	.06	3
FIRE LIFE SFTY	.00	11			
OTHER MAINT SUP	.10	12	LEASING EXPENSES	.62	3
			ADV PROMOTION	.02	3
UTILITIES TOTAL	1.34	12	COMM FEES		
ELECTRIC	.90	12	TENANT ALTS	.60	3
GAS	.22	10	BUY OUTS		
FUEL OIL					
PURCH STEAM	1.40	7	TOTAL PAYROLL	1.25	12
PURCH CH WTR			CLEANING	1.42	9
COAL			REPAIR MAINT	.48	12
WATER SEWER	.06	12	RDS GROUNDS	.32	9
			SECURITY		
RDS GNDS SEC TOT	.40	12	ADMINISTRATIVE	.17	11
RDS GNDS TOTAL	.32	12			
RDS GNDS PAYRL	.32	9	TOTAL CONTRACTS	1.55	12
RDS GNDS CONTR	.07	12	CLEANING	1.08	12
RDS GNDS OTHER	.04	10	REPAIR MAINT	.19	12
SECURITY TOTAL	.08	12	RDS GROUNDS	.07	12
SEC PAYROLL			SECURITY	.07	12
SEC CONTRACTS	.07	12	ADMINISTRATIVE	.66	1
SEC OTHER	.00	12			

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St. Louis, MO

U.S. PRIVATE SECTOR
ST. LOUIS
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS 5,167,633 SQ.FT.					5,099,670 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					11	9.79	11.14	8.04	11.91
RETAIL AREA	7.61	6.03	3.40	10.07	5				
OTHER AREA	80.50	80.50			1				
TOTAL RENT	9.29	11.21	8.27	11.81	12				
MISCELLANEOUS	42	07	01	24	8				
TOTAL INCOME	9.56	11.60	8.56	11.95	12				
EXPENSE									
CLEANING	79	71	61	85	12	80	72	62	86
REPAIR-MAINT	1.16	75	56	1.24	13	1.17	76	56	1.26
UTILITIES	2.10	1.89	1.58	2.70	13	2.12	1.89	1.58	2.71
RDS GNDS SEC	39	20	13	32	13	39	20	13	32
ADMINISTRATIVE	58	68	55	76	13	58	68	55	76
TOTAL OPER EXP	4.99	4.25	3.66	5.80	13	4.89	4.26	3.67	5.86
FIXED EXPENSES	56	70	32	1.01	13	56	70	32	1.01
TOTAL OPER+FIXED	5.55	5.08	4.16	6.81	13	5.61	5.10	4.29	6.87
LEASING EXP	1.48	1.65	74	2.31	8				
TOTAL PAYROLL	52	49	40	65	13				
TOTAL CONTRACT	1.83	1.52	1.06	1.79	13				

AVG SQFT OFC TEN	18092	14	AVG OFFICE OCCUPANCY	81.2	14
AVG SQFT RET TEN	2356	9	AVG RETAIL OCCUPANCY	80.3	10
AVG SQFT OFC WORK-	259	12	AVG RATE YR-END RENT	15.16	13
			RENTABLE GROSS SQFT	89	14

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	71	12	ADMIN TOTAL	68	13
PAYROLL	09	3	PAYROLL	27	12
CONTRACT	63	12	MGMT FEES	36	11
SUP MAT MISC	05	11	LEGAL FEES	05	6
TRASH REMOVAL	06	10	AUDIT FEES	02	3
REPR MAINT TOTAL	75	13	GEN OFC EXP	03	9
PAYROLL	24	12	OTHER ADM EXP	06	7
ELEVATOR	16	13	FIXED EXP TOTAL	70	13
HVAC	14	13	REAL ESTATE TAX	47	13
ELECTRICAL	03	11	BUILDING INS	24	12
STRUCT ROOF	03	10	PERS PROP TAX	00	3
PLUMBING	01	11	OTHER TAXES	02	2
FIRE LIFE SFTY	01	8	LEASING EXPENSES	1.65	8
OTHER MAINT SUP	11	12	ADV PROMOTION	06	5
UTILITIES TOTAL	1.89	13	COMM/FEES	36	8
ELECTRIC	1.74	12	TENANT ALTS	1.48	7
GAS	14	5	BUY-OUTS		
FUEL OIL			TOTAL PAYROLL	49	13
PURCH STEAM	38	5	CLEANING	09	3
PURCH CH WTR			REPAIR MAINT	24	12
COAL			RDS GROUNDS		
WATER SEWER	04	13	SECURITY		
RDS GNDS SEC TOT	20	13	ADMINISTRATIVE	27	12
RDS GNDS TOTAL	02	9	TOTAL CONTRACTS	1.52	13
RDS GNDS PAYRL			CLEANING	63	12
RDS GNDS CONTR	03	8	REPAIR MAINT	34	10
RDS GNDS OTHER	00	2	RDS GROUNDS	03	8
SECURITY TOTAL	20	13	SECURITY	20	13
SEC PAYROLL			ADMINISTRATIVE	32	10
SEC CONTRACTS	20	13			
SEC OTHER	00	3			

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U.S. PRIVATE SECTOR
ST. LOUIS
DOWNTOWN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 992,475 SQ.FT.					964,393 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	12.23	12.14	9.59	14.20
RETAIL AREA	11.14	11.14			1				
OTHER AREA									
TOTAL RENT	13.48	13.38	11.26	15.33	4				
MISCELLANEOUS	14	09			3				
TOTAL INCOME	13.59	13.45	11.42	15.37	4				
EXPENSE									
CLEANING	84	72			3	85	73		
REPAIR-MAINT	95	92	68	1.12	4	96	92	68	1.13
UTILITIES	2.39	2.23	1.89	2.72	4	2.40	2.24	1.89	2.74
RDS GNDS SEC	1.22	34	13	1.77	4	1.22	34	13	1.77
ADMINISTRATIVE	77	79	69	86	4	77	79	69	86
TOTAL OPER EXP	6.02	5.00	3.99	7.10	4	5.07	5.05	3.99	7.18
FIXED EXPENSES	1.08	96	56	1.55	4	1.08	96	56	1.55
TOTAL OPER+FIXED	7.08	6.56	5.15	8.05	4	7.13	6.60	5.15	8.14
LEASING EXP	1.26	1.39			3				
TOTAL PAYROLL	64	65	58	70	4				
TOTAL CONTRACT	2.49	1.73	1.02	3.20	4				

AVG SQFT OFC TEN	9649	5	AVG OFFICE OCCUPANCY	82.0	5
AVG SQFT RET TEN	1912	3	AVG RETAIL OCCUPANCY	74.9	3
AVG SQFT OFC WORK	279	3	AVG RATE YR-END RENT	14.50	5
			RENTABLE GROSS SQFT	88	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	72	3	ADMIN TOTAL	79	4
PAYROLL	09	1	PAYROLL	28	4
CONTRACT	61	3	MGMT FEES	42	4
SUP MAT MISC	08	3	LEGAL FEES	08	2
TRASH REMOVAL	03	3	AUDIT FEES	02	1
REPR MAINT TOTAL	92	4	GEN OFC EXP	04	2
PAYROLL	33	4	OTHER ADM EXP	07	2
ELEVATOR	19	4	FIXED EXP TOTAL	96	4
HVAC	13	4	REAL ESTATE TAX	65	4
ELECTRICAL	04	3	BUILDING INS	31	4
STRUCT ROOF	13	2	PERS PROP TAX	00	1
PLUMBING	01	3	OTHER TAXES		
FIRE LIFE SFTY	01	1	LEASING EXPENSES	1.39	3
OTHER MAINT SUP	09	4	ADV PROMOTION	06	3
UTILITIES TOTAL	2.23	4	COMM FEES	35	3
ELECTRIC	1.87	4	TENANT ALTS	1.12	3
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL	65	4
PURCH STEAM	63	2	CLEANING	09	1
PURCH CH WTR			REPAIR MAINT	33	4
COAL			RDS GROUNDS		
WATER SEWER	08	4	SECURITY		
RDS GNDS SEC TOT	34	4	ADMINISTRATIVE	28	4
RDS GNDS TOTAL	18	3	TOTAL CONTRACTS	1.73	4
RDS GNDS PAYRL			CLEANING	61	3
RDS GNDS CONTR	18	3	REPAIR MAINT	36	3
RDS GNDS OTHER			RDS GROUNDS	18	3
SECURITY TOTAL	22	4	SECURITY	22	4
SEC PAYROLL			ADMINISTRATIVE	51	3
SEC CONTRACTS	22	4			
SEC OTHER					

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St. Louis, MO

U.S. PRIVATE SECTOR
ST. LOUIS
DOWNTOWN 300,000 - 600,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS 2,208,277 SQ.FT.					2,170,398 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	8.08	9.35	3.14	11.89
RETAIL AREA	8.04	8.03			3				
OTHER AREA									
TOTAL RENT	7.02	8.27	.32	11.76	6				
MISCELLANEOUS	.85	.01			3				
TOTAL INCOME	7.43	9.16	.32	11.95	6				
EXPENSE									
CLEANING	.88	.61	.55	.85	6	.69	.62	.56	.88
REPAIR-MAINT	1.07	.74	.29	1.91	6	1.08	.75	.31	1.93
UTILITIES	2.13	1.57	1.29	3.13	6	2.15	1.73	1.29	3.14
RDS GNDS SEC	.19	.21	.12	.26	6	.19	.21	.12	.26
ADMINISTRATIVE	.70	.71	.61	.76	6	.70	.71	.61	.76
TOTAL OPER EXP	4.76	3.99	3.40	6.32	6	4.83	4.13	3.44	6.35
FIXED EXPENSES	.56	.54	.26	.83	6	.56	.54	.26	.83
TOTAL OPER+FIXED	5.32	4.53	3.66	7.15	6	5.39	4.67	3.70	7.18
LEASING EXP	1.56	1.57	.58	2.62	4				
TOTAL PAYROLL	.52	.45	.36	.77	6				
TOTAL CONTRACT	1.22	1.26	.88	1.59	6				

AVG SQFT OFC TEN	13963	6
AVG SQFT RET TEN	2459	5
AVG SQFT OFC WORK	242	6

AVG OFFICE OCCUPANCY	74.8	6
AVG RETAIL OCCUPANCY	97.4	5
AVG RATE YR-END RENT	15.48	6
RENTABLE GROSS SQFT	.98	6

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.61	6	ADMIN TOTAL	.71	6
PAYROLL	.11	2	PAYROLL	.26	6
CONTRACT	.58	6	MGMT FEES	.32	5
SUP MAT MISC	.04	5	LEGAL FEES	.02	3
TRASH REMOVAL	.06	4	AUDIT FEES	.02	2
			GEN OFC EXP	.04	4
REPR MAINT TOTAL	.74	6	OTHER ADM EXP	.09	4
PAYROLL	.18	6			
ELEVATOR	.15	6	FIXED EXP TOTAL	.54	6
HVAC	.08	6	REAL ESTATE TAX	.27	6
ELECTRICAL	.02	6	BUILDING INS	.22	6
STRUCT ROOF	.02	5	PERS PROP TAX	.00	1
PLUMBING	.02	6	OTHER TAXES	.00	1
FIRE LIFE SFTY	.01	4			
OTHER MAINT SUP	.17	5	LEASING EXPENSES	1.57	4
			ADV PROMOTION	.42	2
UTILITIES TOTAL	1.67	6	COMM FEES	.24	4
ELECTRIC	1.24	5	TENANT ALTS	1.90	3
GAS	.14	3	BUY OUTS		
FUEL OIL					
PURCH STEAM	.27	2	TOTAL PAYROLL	.45	6
PURCH CH WTR			CLEANING	.11	2
COAL			REPAIR MAINT	.18	6
WATER SEWER	.05	6	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.21	6	ADMINISTRATIVE	.26	6
RDS GNDS TOTAL	.01	3			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.26	6
RDS GNDS CONTR	.02	2	CLEANING	.58	6
RDS GNDS OTHER	.00	1	REPAIR MAINT	.22	4
SECURITY TOTAL	.21	6	RDS GROUNDS	.02	2
SEC PAYROLL			SECURITY	.21	6
SEC CONTRACTS	.21	6	ADMINISTRATIVE	.29	5
SEC OTHER	.00	2			

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U.S. PRIVATE SECTOR
ST. LOUIS
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	31 BLDS 2,951,383 SQ.FT.					2,835,124 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					31	13.04	12.01	10.23	14.27
RETAIL AREA	9.50	9.95			2				
OTHER AREA	8.89	4.19	3.35	7.46	4				
TOTAL RENT	13.13	13.14	11.14	14.37	31				
MISCELLANEOUS	.08	.03	.01	.07	26				
TOTAL INCOME	13.21	13.21	11.17	14.43	31				
EXPENSE									
CLEANING	.79	.75	.55	.86	31	.82	.75	.55	.86
REPAIR-MAINT	.72	.67	.48	.85	31	.75	.67	.48	.85
UTILITIES	1.95	1.73	1.51	2.02	31	2.03	1.78	1.58	2.02
RDS GNDS SEC	.37	.34	.19	.42	31	.37	.34	.19	.42
ADMINISTRATIVE	.67	.56	.51	.72	31	.67	.56	.51	.72
TOTAL OPER EXP	4.49	3.93	3.41	4.89	31	4.68	3.93	3.45	4.97
FIXED EXPENSES	1.73	1.67	1.31	2.00	31	1.73	1.67	1.31	2.00
TOTAL OPER+FIXED	6.22	5.67	5.07	6.58	31	6.41	5.83	5.07	6.60
LEASING EXP	.82	.83	.16	1.36	30				
TOTAL PAYROLL	.38	.37	.20	.49	30				
TOTAL CONTRACT	1.65	1.54	1.05	1.84	31				

AVG SQFT OFC TEN	4502	31
AVG SQFT RET TEN	5723	2
AVG SQFT OFC WORK	254	21

AVG OFFICE OCCUPANCY	90.5	31
AVG RETAIL OCCUPANCY	91.5	2
AVG RATE YR-END RENT	17.34	31
RENTABLE GROSS SQFT	.92	31

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.75	28	ADMIN TOTAL	.56	28
PAYROLL	.11	10	PAYROLL	.17	6
CONTRACT	.56	26	MGMT FEES	.49	28
SUP MAT MISC	.06	24	LEGAL FEES	.02	11
TRASH REMOVAL	.05	26	AUDIT FEES	.05	4
			GEN OFC EXP	.03	11
REPR MAINT TOTAL	.71	28	OTHER ADM EXP	.04	13
PAYROLL	.23	26			
ELEVATOR	.07	22	FIXED EXP TOTAL	1.61	28
HVAC	.16	28	REAL ESTATE TAX	1.36	28
ELECTRICAL	.05	28	BUILDING INS	.21	28
STRUCT ROOF	.05	13	PERS PROP TAX	.00	2
PLUMBING	.01	26	OTHER TAXES	.11	9
FIRE LIFE SFTY	.01	22			
OTHER MAINT SUP	.13	27	LEASING EXPENSES	.73	27
			ADV PROMOTION	.05	13
UTILITIES TOTAL	1.68	28	COMM FEES	.15	27
ELECTRIC	1.58	28	TENANT ALTS	.69	22
GAS	.20	9	BUY OUTS	.07	2
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.38	27
PURCH CH WTR			CLEANING	.11	10
COAL			REPAIR MAINT	.23	26
WATER SEWER	.04	28	RDS GROUNDS	.17	9
			SECURITY	.00	4
RDS GNDS SEC TOT	.34	28	ADMINISTRATIVE	.17	6
RDS GNDS TOTAL	.27	28			
RDS GNDS PAYRL	.17	9	TOTAL CONTRACTS	1.55	28
RDS GNDS CONTR	.16	24	CLEANING	.56	28
RDS GNDS OTHER	.02	22	REPAIR MAINT	.32	26
SECURITY TOTAL	.06	19	RDS GROUNDS	.16	24
SEC PAYROLL	.00	4	SECURITY	.06	17
SEC CONTRACTS	.06	17	ADMINISTRATIVE	.51	23
SEC OTHER	.00	6			

All line items are computed as stand alone figures. Columns will not add to match totals.

St. Louis, MO

U.S. PRIVATE SECTOR
ST. LOUIS
SUBURBAN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA: 6 BLDS 231,725 SQ.FT. DOLLARS SQ. FT AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA: 231,725 SQ.FT. DOLLAR SQ. FT AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA					6	11.31	11.45	10.59	12.19
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12.76	12.51	11.45	14.57	6				
MISCELLANEOUS	.04	.04	.02	.07	4				
TOTAL INCOME	12.78	12.52	11.48	14.61	6				
EXPENSE									
CLEANING	.66	.69	.52	.81	6	.66	.69	.52	.81
REPAIR-MAINT	.69	.69	.45	.93	6	.69	.69	.45	.93
UTILITIES	1.93	1.88	1.43	2.67	6	1.93	1.88	1.43	2.67
RDS GNDS SEC	.39	.42	.26	.50	6	.39	.42	.26	.50
ADMINISTRATIVE	.56	.56	.53	.59	6	.56	.56	.53	.59
TOTAL OPER EXP	4.22	4.14	3.38	5.19	6	4.22	4.14	3.38	5.19
FIXED EXPENSES	1.86	1.87	1.47	2.18	6	1.86	1.87	1.47	2.18
TOTAL OPER+FIXED	6.08	6.15	5.18	6.90	6	6.08	6.15	5.18	6.90
LEASING EXP	1.59	1.40	.24	2.99	6				
TOTAL PAYROLL	.29	.27	.18	.50	5				
TOTAL CONTRACT	1.66	1.72	1.08	2.19	6				

AVG SQFT OFC TEN	2652	6	AVG OFFICE OCCUPANCY	92.7	6
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	255	4	AVG RATE YR-END RENT	13.65	6
			RENTABLE GROSS SQFT	.98	6

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.69	6	ADMIN TOTAL	.56	6
PAYROLL	.11	2	PAYROLL		
CONTRACT	.55	6	MGMT FEES	.54	6
SUP MAT MISC	.06	5	LEGAL FEES	.01	3
TRASH REMOVAL	.06	5	AUDIT FEES		
			GEN OFC EXP		
			OTHER ADM EXP	.03	2
REPR MAINT TOTAL	.69	6			
PAYROLL	.22	5	FIXED EXP TOTAL	1.87	6
ELEVATOR	.04	5	REAL ESTATE TAX	1.65	6
HVAC	.17	6	BUILDING INS	.22	6
ELECTRICAL	.05	6	PERS PROP TAX		
STRUCT ROOF	.07	3	OTHER TAXES	.08	2
PLUMBING	.01	5			
FIRE LIFE SFTY	.00	3	LEASING EXPENSES	1.40	6
OTHER MAINT SUP	.11	6	ADV PROMOTION	.04	2
			COMM FEES	.44	6
UTILITIES TOTAL	1.88	6	TENANT ALTS	1.06	5
ELECTRIC	1.59	6	BUY OUTS		
GAS	.20	1			
FUEL OIL			TOTAL PAYROLL	.27	5
PURCH STEAM			CLEANING	.11	2
PURCH CH WTR			REPAIR MAINT	.22	5
COAL			RDS GROUNDS	.18	2
WATER SEWER	.04	6	SECURITY		
			ADMINISTRATIVE		
RDS GNDS SEC TOT	.42	6			
RDS GNDS TOTAL	.38	6	TOTAL CONTRACTS	1.72	6
RDS GNDS PAYRL	.18	2	CLEANING	.55	6
RDS GNDS CONTR	.29	6	REPAIR MAINT	.37	6
RDS GNDS OTHER	.03	4	RDS GROUNDS	.29	6
SECURITY TOTAL	.04	4	SECURITY	.04	3
SEC PAYROLL			ADMINISTRATIVE	.55	5
SEC CONTRACTS	.04	3			
SEC OTHER	.01	1			

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U.S. PRIVATE SECTOR
ST. LOUIS
SUBURBAN 50,000 - 100,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA: 10 BLDS 778,136 SQ.FT. DOLLARS SQ. FT AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA: 778,136 SQ.FT. DOLLAR SQ. FT AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA					10	12.26	12.79	8.30	14.91
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12.44	13.23	8.77	14.9	10				
MISCELLANEOUS	.14	.04	.01	.25	10				
TOTAL INCOME	12.58	13.36	9.09	15.04	10				
EXPENSE									
CLEANING	.68	.67	.45	.83	10	.68	.67	.45	.83
REPAIR MAINT	.65	.62	.46	.81	10	.65	.62	.46	.81
UTILITIES	1.71	1.73	1.61	1.89	10	1.71	1.73	1.61	1.89
RDS GNDS SEC	.25	.23	.13	.38	10	.25	.23	.13	.38
ADMINISTRATIVE	.67	.62	.52	.84	10	.67	.62	.52	.84
TOTAL OPER EXP	3.96	3.70	3.39	4.88	10	3.96	3.70	3.39	4.88
FIXED EXPENSES	1.59	1.64	1.20	2.04	10	1.59	1.64	1.20	2.04
TOTAL OPER+FIXED	5.55	5.14	4.82	6.49	10	5.55	5.14	4.82	6.49
LEASING EXP	.34	.22	.11	.55	9				
TOTAL PAYROLL	.37	.27	.19	.42	10				
TOTAL CONTRACT	1.37	1.29	.94	1.87	10				

AVG SQFT OFC TEN	3719	10	AVG OFFICE OCCUPANCY	83.9	10
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	225	7	AVG RATE YR-END RENT	21.16	10
			RENTABLE GROSS SQFT	.95	10

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.75	8	ADMIN TOTAL	.69	8
PAYROLL	.54	2	PAYROLL	.14	3
CONTRACT	.58	8	MGMT FEES	.48	8
SUP MAT MISC	.05	8	LEGAL FEES	.15	2
TRASH REMOVAL	.04	8	AUDIT FEES	.05	4
			GEN OFC EXP	.03	5
			OTHER ADM EXP	.04	5
REPR MAINT TOTAL	.69	8			
PAYROLL	.22	8	FIXED EXP TOTAL	1.55	8
ELEVATOR	.07	8	REAL ESTATE TAX	1.31	8
HVAC	.16	8	BUILDING INS	.19	8
ELECTRICAL	.05	8	PERS PROP TAX	.00	2
STRUCT ROOF	.05	4	OTHER TAXES	.13	2
PLUMBING	.00	7			
FIRE LIFE SFTY	.01	7	LEASING EXPENSES	.24	7
OTHER MAINT SUP	.13	7	ADV PROMOTION	.05	5
			COMM FEES	.04	7
UTILITIES TOTAL	1.68	8	TENANT ALTS	.22	4
ELECTRIC	1.64	8	BUY OUTS	.15	1
GAS					
FUEL OIL			TOTAL PAYROLL	.34	8
PURCH STEAM			CLEANING	.54	2
PURCH CH WTR			REPAIR MAINT	.22	8
COAL			RDS GROUNDS	.12	2
WATER SEWER	.03	8	SECURITY	.00	1
			ADMINISTRATIVE	.14	3
RDS GNDS SEC TOT	.25	8			
RDS GNDS TOTAL	.23	8	TOTAL CONTRACTS	1.34	8
RDS GNDS PAYRL	.12	2	CLEANING	.58	8
RDS GNDS CONTR	.16	6	REPAIR MAINT	.28	8
RDS GNDS OTHER	.06	6	RDS GROUNDS	.16	6
SECURITY TOTAL	.03	4	SECURITY	.03	4
SEC PAYROLL	.00	1	ADMINISTRATIVE	.51	7
SEC CONTRACTS	.03	4			
SEC OTHER	.00	1			

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St. Louis, MO
St. Paul, MN

U.S. PRIVATE SECTOR
ST. LOUIS
SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS 1,369,790 SQ. FT.					1,260,951 SQ. FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					7	13.71	14.27	11.28	15.44
RETAIL AREA	9.50	9.95			2				
OTHER AREA	8.89	4.19	3.35	7.46	4				
TOTAL RENT	13.49	13.21	11.18	14.37	7				
MISCELLANEOUS	.03	.02	.00	.04	7				
TOTAL INCOME	13.52	13.24	11.18	14.43	7				
EXPENSE									
CLEANING	.86	.89	.75	.93	7	.93	1.09	.78	1.14
REPAIR-MAINT	.65	.73	.40	.87	7	.70	.81	.40	1.14
UTILITIES	1.97	1.58	1.46	2.46	7	2.14	1.91	1.58	2.46
RDS. GNDS. SEC	.48	.39	.28	.42	7	.48	.39	.28	.42
ADMINISTRATIVE	.58	.48	.43	.91	7	.58	.48	.43	.91
TOTAL OPER EXP	4.54	4.06	3.85	4.97	7	4.93	4.73	3.85	5.48
FIXED EXPENSES	1.81	1.90	1.59	1.91	7	1.81	1.90	1.59	1.91
TOTAL OPER+FIXED	6.35	5.83	5.10	7.04	7	6.74	6.34	5.10	7.39
LEASING EXP	.93	.77	.14	1.57	7				
TOTAL PAYROLL	.39	.40	.37	.58	7				
TOTAL CONTRACT	1.73	1.60	1.54	2.07	7				

AVG SQFT OFC TEN	4925	7	AVG OFFICE OCCUPANCY	93.4	7
AVG SQFT RET TEN	5723	2	AVG RETAIL OCCUPANCY	91.5	2
AVG SQFT OFC WORK	268	4	AVG RATE YR-END RENT	16.21	7
			RENTABLE GROSS SQFT	.88	7

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.84	6
PAYROLL	.14	4
CONTRACT	.58	6
SUP MAT MISC	.06	6
TRASH REMOVAL	.06	5
REPR MAINT TOTAL	.77	6
PAYROLL	.23	5
ELEVATOR	.16	6
HVAC	.09	6
ELECTRICAL	.05	6
STRUCT ROOF	.01	2
PLUMBING	.01	6
FIRE LIFE SFTY	.01	4
OTHER MAINT SUP	.16	6
UTILITIES TOTAL	1.56	6
ELECTRIC	1.44	6
GAS	.19	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.05	6
RDS. GNDS SEC TOT	.38	6
RDS. GNDS TOTAL	.19	6
RDS. GNDS PAYRL	.17	3
RDS. GNDS CONTR	.11	4
RDS. GNDS OTHER	.01	6
SECURITY TOTAL	.12	6
SEC PAYROLL	.00	3
SEC CONTRACTS	.12	5
SEC OTHER	.00	4
COMPONENT	**MEDIAN**	**# BLDS**
ADMIN TOTAL	.52	6
PAYROLL	.21	2
MGMT FEES	.45	6
LEGAL FEES	.02	1
AUDIT FEES		
GEN OFC EXP	.03	3
OTHER ADM EXP	.06	2
FIXED EXP TOTAL	1.76	6
REAL ESTATE TAX	1.42	6
BUILDING INS	.23	6
PERS PROP TAX		
OTHER TAXES	.04	1
LEASING EXPENSES	1.05	6
ADV PROMOTION	.06	5
COMM FEES	.27	6
TENANT ALTS	.74	5
BUY OUTS	.00	1
TOTAL PAYROLL	.49	6
CLEANING	.14	4
REPAIR MAINT	.23	5
RDS GROUNDS	.17	3
SECURITY	.00	3
ADMINISTRATIVE	.21	2
TOTAL CONTRACTS	1.57	6
CLEANING	.58	6
REPAIR MAINT	.32	6
RDS GROUNDS	.11	4
SECURITY	.12	5
ADMINISTRATIVE	.47	6

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U.S. PRIVATE SECTOR
ST. PAUL
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	24 BLDS 4,557,007 SQ. FT.					4,008,287 SQ. FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					24	10.79	11.55	7.27	13.99
RETAIL AREA	13.47	9.06	4.74	20.26	16				
OTHER AREA	2.41	4.37			9				
TOTAL RENT	10.86	10.89	7.41	14.23	24				
MISCELLANEOUS	.52	.18	.01	.83	16				
TOTAL INCOME	11.23	11.21	7.41	14.41	24				
EXPENSE									
CLEANING	.87	.81	.51	1.08	24	.98	.81	.63	1.34
REPAIR-MAINT	1.21	.90	.67	1.42	24	1.36	.90	.68	1.62
UTILITIES	1.62	1.47	1.24	1.72	24	1.62	1.54	1.37	1.77
RDS. GNDS. SEC	.27	.12	.08	.31	24	.27	.12	.08	.31
ADMINISTRATIVE	.74	.72	.25	.84	24	.74	.72	.25	.84
TOTAL OPER EXP	4.70	4.30	3.63	5.48	24	5.30	4.62	3.66	6.10
FIXED EXPENSES	2.22	2.00	1.25	2.91	24	2.22	2.00	1.25	2.91
TOTAL OPER+FIXED	6.92	6.14	5.25	8.01	24	7.52	6.87	5.53	8.17
LEASING EXP	.73	.13	.02	.49	21				
TOTAL PAYROLL	.95	.68	.46	1.73	22				
TOTAL CONTRACT	1.15	1.37	.76	1.72	24				

AVG SQFT OFC TEN	7696	24	AVG OFFICE OCCUPANCY	91.4	24
AVG SQFT RET TEN	2269	18	AVG RETAIL OCCUPANCY	79.9	18
AVG SQFT OFC WORK	207	20	AVG RATE YR-END RENT	13.60	22
			RENTABLE GROSS SQFT	.83	24

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.79	21
PAYROLL	.10	12
CONTRACT	.63	21
SUP MAT MISC	.04	20
TRASH REMOVAL	.04	18
REPR MAINT TOTAL	.91	21
PAYROLL	.41	20
ELEVATOR	.17	20
HVAC	.10	18
ELECTRICAL	.04	18
STRUCT ROOF	.08	3
PLUMBING	.01	17
FIRE LIFE SFTY	.01	7
OTHER MAINT SUP	.17	21
UTILITIES TOTAL	1.57	21
ELECTRIC	1.12	21
GAS	.17	13
FUEL OIL	.01	1
PURCH STEAM	.35	14
PURCH CH WTR	.33	6
COAL		
WATER SEWER	.08	21
RDS GNDS SEC TOT	.13	21
RDS GNDS TOTAL	.02	8
RDS GNDS PAYRL	.01	1
RDS GNDS CONTR	.01	6
RDS GNDS OTHER	.02	3
SECURITY TOTAL	.13	21
SEC PAYROLL	.07	13
SEC CONTRACTS	.08	20
SEC OTHER	.09	7
COMPONENT	**MEDIAN**	**# BLDS**
ADMIN TOTAL	.71	21
PAYROLL	.20	13
MGMT FEES	.54	18
LEGAL FEES	.01	8
AUDIT FEES	.02	6
GEN OFC EXP	.03	19
OTHER ADM EXP	.03	14
FIXED EXP TOTAL	2.31	21
REAL ESTATE TAX	1.91	21
BUILDING INS	.19	21
PERS PROP TAX		
OTHER TAXES	.18	2
LEASING EXPENSES	.15	18
ADV PROMOTION	.01	17
COMM FEES	.04	8
TENANT ALTS	.17	15
BUY OUTS		
TOTAL PAYROLL	.53	21
CLEANING	.10	12
REPAIR MAINT	.41	20
RDS GROUNDS	.01	1
SECURITY	.07	13
ADMINISTRATIVE	.20	13
TOTAL CONTRACTS	1.38	21
CLEANING	.63	21
REPAIR MAINT	.24	10
RDS GROUNDS	.01	6
SECURITY	.08	20
ADMINISTRATIVE	.53	14

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St. Paul, MN

U.S. PRIVATE SECTOR
ST. PAUL
DOWNTOWN 50,000 - 100,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA: 3 BLDS 248,489 SQ FT DOLLARS SQ FT AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA: 248,489 SQ FT DOLLAR SQ FT AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA					3	11.34	14.17		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11.43	14.50			3				
MISCELLANEOUS	.01	.00			2				
TOTAL INCOME	11.43	14.50			3				
EXPENSE									
CLEANING	.48	.56			3	.48	.56		
REPAIR MAINT	.63	.88			3	.63	.88		
UTILITIES	1.07	1.46			3	1.07	1.46		
RDS GNDS SEC	.06	.07			3	.06	.07		
ADMINISTRATIVE	.63	.75			3	.63	.75		
TOTAL OPER EXP	2.87	3.98			3	2.87	3.98		
FIXED EXPENSES	2.07	1.70			3	2.07	1.70		
TOTAL OPER+FIXED	4.94	5.67			3	4.94	5.67		
LEASING EXP	.07	.07			3				
TOTAL PAYROLL	.47	.47			1				
TOTAL CONTRACT	1.04	1.36			3				

AVG SQFT OFC TEN	5425	3	AVG OFFICE OCCUPANCY	93.9	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	431	1	AVG RATE YR-END RENT	8.96	3
			RENTABLE GROSS SQFT	.97	3

COMPONENT COSTS: TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.56	1	ADMIN TOTAL	.75	1
PAYROLL			PAYROLL		
CONTRACT	.47	1	MGMT FEES	.59	1
SUP MAT MISC	.05	1	LEGAL FEES	.01	1
TRASH REMOVAL	.03	1	AUDIT FEES	.02	1
			GEN OFC EXP	.11	1
			OTHER ADM EXP	.01	1
REPR MAINT TOTAL	.91	1			
PAYROLL	.47	1	FIXED EXP TOTAL	1.70	1
ELEVATOR	.11	1	REAL ESTATE TAX	1.27	1
HVAC	.13	1	BUILDING INS	.43	1
ELECTRICAL	.01	1	PERS PROP TAX		
STRUCT ROOF			OTHER TAXES	.00	1
PLUMBING	.00	1			
FIRE LIFE SFTY	.01	1	LEASING EXPENSES		
OTHER MAINT SUP	.18	1	ADV PROMOTION	.03	1
			COMM FEES	.00	1
UTILITIES TOTAL	1.69	1	TENANT ALTS	.03	1
ELECTRIC	1.12	1	BUY-OUTS		
GAS					
FUEL OIL			TOTAL PAYROLL	.47	1
PURCH STEAM	.53	1	CLEANING		
PURCH CH WTR			REPAIR MAINT	.47	1
COAL			RDS GROUNDS		
WATER SEWER	.04	1	SECURITY		
			ADMINISTRATIVE		
RDS GNDS SEC TOT	.07	1			
RDS GNDS TOTAL			TOTAL CONTRACTS	1.36	1
RDS GNDS PAYRL			CLEANING	.47	1
RDS GNDS CONTR			REPAIR MAINT	.20	1
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL	.07	1	SECURITY	.07	1
SEC PAYROLL			ADMINISTRATIVE	.62	1
SEC CONTRACTS	.07	1			
SEC OTHER					

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U.S. PRIVATE SECTOR
ST. PAUL
DOWNTOWN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA: 6 BLDS 1,227,068 SQ FT DOLLARS SQ FT AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA: 1,177,568 SQ FT DOLLAR SQ FT AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA					6	7.19	7.27	1.01	14.00
RETAIL AREA	21.21	14.08			2				
OTHER AREA									
TOTAL RENT	7.70	8.76	1.06	14.05	6				
MISCELLANEOUS	.46	.02			3				
TOTAL INCOME	7.91	9.36	1.05	14,07	6				
EXPENSE									
CLEANING	1.37	.94	.74	2.56	6	1.42	.94	.75	2.68
REPAIR MAINT	1.06	.69	.54	1.86	6	1.10	.70	.54	2.05
UTILITIES	1.64	1.53	1.46	1.95	6	1.70	1.66	1.48	1.97
RDS GNDS SEC	.37	.31	.16	.62	6	.37	.31	.16	.62
ADMINISTRATIVE	.54	.52	.07	1.05	6	.54	.52	.07	1.05
TOTAL OPER EXP	4.98	4.79	3.72	6.49	6	5.17	5.08	3.75	6.82
FIXED EXPENSES	2.26	2.61	1.25	3.09	6	2.26	2.61	1.25	3.09
TOTAL OPER+FIXED	7.24	6.90	5.49	9.57	6	7.42	7.37	5.65	9.58
LEASING EXP	.29	.27	.06	.49	4				
TOTAL PAYROLL	1.24	.83	.46	2.50	6				
TOTAL CONTRACT	1.56	1.91	.52	2.37	6				

AVG SQFT OFC TEN	7925	6	AVG OFFICE OCCUPANCY	95.6	6
AVG SQFT RET TEN	2332	3	AVG RETAIL OCCUPANCY	84.8	3
AVG SQFT OFC WORK	234	5	AVG RATE YR-END RENT	14.55	4
			RENTABLE GROSS SQFT	.80	6

COMPONENT COSTS: TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.87	5	ADMIN TOTAL	.32	5
PAYROLL	.98	2	PAYROLL	.20	2
CONTRACT	.73	5	MGMT FEES	.74	2
SUP MAT MISC	.09	4	LEGAL FEES		
TRASH REMOVAL	.04	4	AUDIT FEES	.05	1
			GEN OFC EXP	.01	4
			OTHER ADM EXP	.09	3
REPR MAINT TOTAL	.69	5			
PAYROLL	.41	4	FIXED EXP TOTAL	2.90	5
ELEVATOR	.12	4	REAL ESTATE TAX	2.71	5
HVAC	.16	3	BUILDING INS	.19	5
ELECTRICAL	.04	3	PERS PROP TAX		
STRUCT ROOF	.04	2	OTHER TAXES		
PLUMBING	.01	2			
FIRE LIFE SFTY	.01	2	LEASING EXPENSES		
OTHER MAINT SUP	.17	5	ADV PROMOTION	.13	3
			COMM FEES	.00	2
UTILITIES TOTAL	1.57	5	TENANT ALTS	.34	2
ELECTRIC	1.19	5	BUY-OUTS		
GAS	.17	1			
FUEL OIL			TOTAL PAYROLL	.47	5
PURCH STEAM	.48	3	CLEANING	.98	2
PURCH CH WTR			REPAIR MAINT	.41	4
COAL			RDS GROUNDS	.01	1
WATER SEWER	.09	5	SECURITY	.48	1
			ADMINISTRATIVE	.20	2
RDS GNDS SEC TOT	.36	5			
RDS GNDS TOTAL	.01	4	TOTAL CONTRACTS	1.91	5
RDS GNDS PAYRL	.01	1	CLEANING	.73	5
RDS GNDS CONTR	.00	3	REPAIR MAINT	.24	5
RDS GNDS OTHER	.01	2	RDS GROUNDS	.00	3
SECURITY TOTAL	.33	5	SECURITY	.19	5
SEC PAYROLL	.48	1	ADMINISTRATIVE	.55	3
SEC CONTRACTS	.19	5			
SEC OTHER	.01	3			

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Syracuse, NY

U.S. PRIVATE SECTOR
SYRACUSE
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	633,259 SQ.FT.				614,106 SQ.FT.			
	DOLLARS SQ.FT.		MID RANGE		# BLDS	DOLLAR SQ.FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	13.10	13.57	9.02	15.38
RETAIL AREA	13.53	17.40			3				
OTHER AREA									
TOTAL RENT	13.07	13.48	9.18	15.30	4				
MISCELLANEOUS	.02	.02			3				
TOTAL INCOME	13.08	13.49	9.20	15.31	4				
EXPENSE									
CLEANING	.90	.64	.61	1.25	4	.92	.65	.62	1.29
REPAIR-MAINT	.65	.54	.30	1.12	4	.67	.54	.31	1.15
UTILITIES	1.58	1.33	1.12	2.16	4	1.59	1.35	1.12	2.19
RDS GRDS SEC	.20	.16	.13	.31	4	.20	.18	.13	.31
ADMINISTRATIVE	.57	.50	.39	.71	4	.57	.50	.39	.71
TOTAL OPER EXP	3.91	3.11	2.65	5.46	4	3.98	3.18	2.68	5.80
FIXED EXPENSES	1.47	1.61	.94	2.26	4	1.47	1.61	.94	2.28
TOTAL OPER+FIXED	5.37	4.62	3.59	7.71	4	5.44	4.65	3.62	7.86
LEASING EXP	.98	.98			1				
TOTAL PAYROLL	.65	.31	.22	1.22	4				
TOTAL CONTRACT	.78	.57	.55	1.06	4				

AVG SQFT OFC TEN	8622	4	AVG OFFICE OCCUPANCY	96.9	4
AVG SQFT RET TEN	1559	3	AVG RETAIL OCCUPANCY	100.0	3
AVG SQFT OFC WORK	247	4	AVG RATE YR-END RENT	14.50	4
			RENTABLE GROSS SQFT	1.00	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.64	4	ADMIN TOTAL	.50	4
PAYROLL	.94	1	PAYROLL	.62	1
CONTRACT	.55	4	MGMT FEES	.40	3
SUP MAT MISC	.06	4	LEGAL FEES	.08	1
TRASH REMOVAL	.05	2	AUDIT FEES		
			GEN OFC EXP	.11	1
			OTHER ADM EXP		
REPR MAINT TOTAL	.54	4	FIXED EXP TOTAL	1.61	4
PAYROLL	.16	4	REAL ESTATE TAX	1.45	4
ELEVATOR	.12	3	BUILDING INS	.16	4
HVAC	.05	3	PERS PROP TAX		
ELECTRICAL			OTHER TAXES	.04	1
STRUCT ROOF					
PLUMBING			LEASING EXPENSES	.98	1
FIRE LIFE SFTY			ADV PROMOTION		
OTHER MAINT SUP	.10	4	COMM FEES		
			TENANT ALTS	.98	1
UTILITIES TOTAL	1.33	4	BUY OUTS		
ELECTRIC	1.15	3			
GAS	2.75	1	TOTAL PAYROLL	.31	4
FUEL OIL			CLEANING	.94	1
PURCH STEAM			REPAIR MAINT	.16	4
PURCH CH WTR			RDS GROUNDS		
COAL			SECURITY	.15	3
WATER SEWER	.06	1	ADMINISTRATIVE	.62	1
RDS GRDS SEC TOT	.16	4	TOTAL CONTRACTS	.57	4
RDS GRDS TOTAL	.01	3	CLEANING	.55	4
RDS GRDS PAYRL			REPAIR MAINT	.67	1
RDS GRDS CONTR	.01	1	RDS GROUNDS	.01	1
RDS GRDS OTHER	.00	3	SECURITY	.39	1
SECURITY TOTAL	.15	4	ADMINISTRATIVE		
SEC PAYROLL	.15	3			
SEC CONTRACTS	.39	1			
SEC OTHER	.07	1			

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U.S. PRIVATE SECTOR
SYRACUSE
DOWNTOWN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	533,654 SQ.FT.				514,501 SQ.FT.			
	DOLLARS SQ.FT.		MID RANGE		# BLDS	DOLLAR SQ.FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	13.05	13.82		
RETAIL AREA	13.53	17.40			3				
OTHER AREA									
TOTAL RENT	13.02	13.64			3				
MISCELLANEOUS	.01	.01			2				
TOTAL INCOME	13.03	13.65			3				
EXPENSE									
CLEANING	.95	.65			3	.98	.66		
REPAIR-MAINT	.71	.74			3	.73	.75		
UTILITIES	1.67	1.51			3	1.69	1.54		
RDS GRDS SEC	.21	.16			3	.21	.18		
ADMINISTRATIVE	.61	.60			3	.61	.60		
TOTAL OPER EXP	4.18	3.48			3	4.25	3.52		
FIXED EXPENSES	1.54	2.13			3	1.54	2.13		
TOTAL OPER+FIXED	5.76	5.60			3	5.78	5.65		
LEASING EXP	.98	.98			1				
TOTAL PAYROLL	.71	.33			3				
TOTAL CONTRACT	.82	.58			3				

AVG SQFT OFC TEN	8256	3	AVG OFFICE OCCUPANCY	98.3	3
AVG SQFT RET TEN	1559	3	AVG RETAIL OCCUPANCY	100.0	3
AVG SQFT OFC WORK	230	3	AVG RATE YR-END RENT	14.50	3
			RENTABLE GROSS SQFT	1.00	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.65	3	ADMIN TOTAL	.60	3
PAYROLL	.94	1	PAYROLL	.62	1
CONTRACT	.55	3	MGMT FEES	.50	2
SUP MAT MISC	.06	3	LEGAL FEES	.08	1
TRASH REMOVAL	.05	2	AUDIT FEES		
			GEN OFC EXP	.11	1
			OTHER ADM EXP		
REPR MAINT TOTAL	.74	3	FIXED EXP TOTAL	2.13	3
PAYROLL	.18	3	REAL ESTATE TAX	1.96	3
ELEVATOR	.23	2	BUILDING INS	.17	3
HVAC	.08	2	PERS PROP TAX		
ELECTRICAL			OTHER TAXES	.04	1
STRUCT ROOF					
PLUMBING			LEASING EXPENSES	.98	1
FIRE LIFE SFTY			ADV PROMOTION		
OTHER MAINT SUP	.11	3	COMM FEES		
			TENANT ALTS	.98	1
UTILITIES TOTAL	1.51	3	BUY OUTS		
ELECTRIC	1.33	2			
GAS	2.75	1	TOTAL PAYROLL	.33	3
FUEL OIL			CLEANING	.94	1
PURCH STEAM			REPAIR MAINT	.18	3
PURCH CH WTR			RDS GROUNDS		
COAL			SECURITY	.12	2
WATER SEWER	.06	1	ADMINISTRATIVE	.62	1
RDS GRDS SEC TOT	.16	3	TOTAL CONTRACTS	.58	3
RDS GRDS TOTAL	.01	2	CLEANING	.55	3
RDS GRDS PAYRL			REPAIR MAINT	.67	1
RDS GRDS CONTR	.01	1	RDS GROUNDS	.01	1
RDS GRDS OTHER	.01	2	SECURITY	.39	1
SECURITY TOTAL	.15	3	ADMINISTRATIVE		
SEC PAYROLL	.12	2			
SEC CONTRACTS	.39	1			
SEC OTHER	.07	1			

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Tampa, FL

U.S. PRIVATE SECTOR
TAMPA
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA 9 BLDS 1,397,214 SQ FT					TOTAL OFFICE RENTABLE AREA 1,338,051 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					9	11.99	11.98	7.41	15.59
RETAIL AREA	10.04	13.44			2				
OTHER AREA									
TOTAL RENT	13.16	13.10	7.46	16.31	9				
MISCELLANEOUS	70	22			3				
TOTAL INCOME	13.56	13.25	7.47	16.31	9				
EXPENSE									
CLEANING	45	51	36	69	9	47	55	37	70
REPAIR MAINT	63	45	38	73	9	65	45	39	77
UTILITIES	1.77	1.51	1.17	2.04	7	1.83	1.65	1.17	2.04
RDS GNDS SEC	36	38	30	46	9	36	38	30	48
ADMINISTRATIVE	76	76	57	95	9	76	76	57	95
TOTAL OPER EXP	3.78	3.49	2.49	4.25	9	3.92	3.49	2.49	4.41
FIXED EXPENSES	1.52	1.23	1.18	1.81	9	1.52	1.23	1.18	1.81
TOTAL OPER+FIXED	5.30	4.70	3.69	6.27	9	5.44	4.71	3.69	6.46
LEASING EXP	22	05	02	41	8				
TOTAL PAYROLL	45	37	37	43	8				
TOTAL CONTRACT	1.17	1.55	81	2.00	9				

AVG SQFT OFC TEN	8376	9	AVG OFFICE OCCUPANCY	88.9	9
AVG SQFT RET TEN	1592	3	AVG RETAIL OCCUPANCY	58.7	3
AVG SQFT OFC WORK	264	8	AVG RATE YR END RENT	16.56	9
			RENTABLE GROSS SQFT	93	9

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	51	9	ADMIN TOTAL	76	9
PAYROLL	06	5	PAYROLL	17	8
CONTRACT	39	9	MGMT FEES	45	9
SUP MAT MISC	03	7	LEGAL FEES	01	7
TRASH REMOVAL	05	9	AUDIT FEES	05	2
			GEN OFC EXP	15	7
REPR MAINT TOTAL	45	9	OTHER ADM EXP	02	3
PAYROLL	14	7			
ELEVATOR	05	9	FIXED EXP TOTAL	1.23	9
HVAC	10	9	REAL ESTATE TAX	1.07	9
ELECTRICAL	02	9	BUILDING INS	15	9
STRUCT ROOF	00	6	PERS PROP TAX	08	2
PLUMBING	00	9	OTHER TAXES	00	4
FIRE LIFE SFTY	00	7			
OTHER MAINT SUP	15	9	LEASING EXPENSES	05	8
			ADV PROMOTION	03	7
UTILITIES TOTAL	1.51	7	COMM FEES	20	4
ELECTRIC	1.43	7	TENANT ALTS	82	2
GAS	01	3	BUY OUTS		
FUEL OIL	00	1			
PURCH STEAM			TOTAL PAYROLL	37	8
PURCH CH WTR			CLEANING	06	5
COAL			REPAIR MAINT	14	7
WATER SEWER	04	7	RDS GROUNDS	09	1
			SECURITY	03	2
RDS GNDS SEC TOT	36	9	ADMINISTRATIVE	17	8
RDS GNDS TOTAL	27	7			
RDS GNDS PAYRL	09	1	TOTAL CONTRACTS	1.55	9
RDS GNDS CONTR	26	5	CLEANING	39	9
RDS GNDS OTHER	03	7	REPAIR MAINT	14	8
SECURITY TOTAL	16	8	RDS GROUNDS	26	5
SEC PAYROLL	33	2	SECURITY	15	8
SEC CONTRACTS	15	8	ADMINISTRATIVE	45	8
SEC OTHER	00	3			

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U.S. PRIVATE SECTOR
TAMPA
DOWNTOWN 50,000 - 100,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA 5 BLDS 367,571 SQ FT					TOTAL OFFICE RENTABLE AREA 367,571 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	10.18	11.01	3.87	18.03
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10.77	13.25	3.91	16.3	5				
MISCELLANEOUS									
TOTAL INCOME	10.77	13.25	3.91	18.3	5				
EXPENSE									
CLEANING	58	55	35	84	5	58	55	35	84
REPAIR MAINT	52	43	33	75	5	52	43	33	75
UTILITIES	1.34	1.24			3	1.34	1.24		
RDS GNDS SEC	32	38	18	44	5	32	38	18	44
ADMINISTRATIVE	70	76	57	78	5	70	76	57	78
TOTAL OPER EXP	2.94	2.53	2.33	3.69	5	2.94	2.53	2.33	3.69
FIXED EXPENSES	1.20	1.23	87	1.50	5	1.20	1.23	87	1.50
TOTAL OPER+FIXED	4.13	3.70	3.23	5.19	5	4.13	3.70	3.23	5.19
LEASING EXP	32	05	02	74	5				
TOTAL PAYROLL	37	37	37	37	4				
TOTAL CONTRACT	1.44	1.55	81	2.00	5				

AVG SQFT OFC TEN	4414	5	AVG OFFICE OCCUPANCY	75.7	5
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	205	4	AVG RATE YR END RENT	18.00	5
			RENTABLE GROSS SQFT	98	5

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	55	5	ADMIN TOTAL	76	5
PAYROLL	06	4	PAYROLL	17	4
CONTRACT	46	5	MGMT FEES	44	5
SUP MAT MISC	00	3	LEGAL FEES	01	5
TRASH REMOVAL	05	5	AUDIT FEES	08	1
			GEN OFC EXP	16	4
REPR MAINT TOTAL	43	5	OTHER ADM EXP		
PAYROLL	12	4			
ELEVATOR	04	5	FIXED EXP TOTAL	1.23	5
HVAC	10	5	REAL ESTATE TAX	1.07	5
ELECTRICAL	02	5	BUILDING INS	16	5
STRUCT ROOF	00	4	PERS PROP TAX		
PLUMBING	00	5	OTHER TAXES	00	2
FIRE LIFE SFTY	00	5			
OTHER MAINT SUP	11	5	LEASING EXPENSES	05	5
			ADV PROMOTION	03	5
UTILITIES TOTAL	1.24	3	COMM FEES	48	1
ELECTRIC	1.22	3	TENANT ALTS	90	1
GAS	00	1	BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	37	4
PURCH CH WTR			CLEANING	08	4
COAL			REPAIR MAINT	12	4
WATER SEWER	02	3	RDS GROUNDS		
			SECURITY	03	2
RDS GNDS SEC TOT	38	5	ADMINISTRATIVE	17	4
RDS GNDS TOTAL	29	5			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.55	5
RDS GNDS CONTR	28	4	CLEANING	48	5
RDS GNDS OTHER	03	5	REPAIR MAINT	04	5
SECURITY TOTAL	10	4	RDS GROUNDS	28	4
SEC PAYROLL	03	2	SECURITY	08	4
SEC CONTRACTS	08	4	ADMINISTRATIVE	44	5
SEC OTHER					

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Tampa, FL

U.S. PRIVATE SECTOR
TAMPA
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	531,620 SQ FT				490,939 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	12 97	11 96		
RETAIL AREA	10.04	13.44			2				
OTHER AREA									
TOTAL RENT	14.88	12.09			3				
MISCELLANEOUS	.14	.12			2				
TOTAL INCOME	14.96	12.30			3				
EXPENSE									
CLEANING	52	51			3	56	57		
REPAIR MAINT	52	59			3	55	62		
UTILITIES	1 45	1 51			3	1 51	1 65		
RDS GNDS SEC	47	49			3	47	49		
ADMINISTRATIVE	1 14	1 10			3	1 14	1 10		
TOTAL OPER EXP	4 11	4 01			3	4 37	4 37		
FIXED EXPENSES	1 74	1 21			3	1 74	1 21		
TOTAL OPER+FIXED	5 85	6 40			3	6 11	6 77		
LEASING EXP	41	41			2				
TOTAL PAYROLL	47	40			3				
TOTAL CONTRACT	1 25	1.64			3				

AVG SQFT OFC TEN	7079	3	AVG OFFICE OCCUPANCY	88 0	3
AVG SQFT RET TEN	1592	3	AVG RETAIL OCCUPANCY	58 7	3
AVG SQFT OFC WORK	238	3	AVG RATE YR END RENT	17 00	3
			RENTABLE GROSS SQFT	98	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	51	3	ADMIN TOTAL	1.10	3
PAYROLL			PAYROLL	19	3
CONTRACT	39	3	MGMT FEES	69	3
SUP MAT MISC	05	3	LEGAL FEES	01	2
TRASH REMOVAL	05	3	AUDIT FEES	02	1
			GEN OFC EXP	28	2
			OTHER ADM EXP	01	2
REPR MAINT TOTAL	59	3			
PAYROLL	20	2	FIXED EXP TOTAL	1 21	3
ELEVATOR	13	3	REAL ESTATE TAX	90	3
HVAC	08	3	BUILDING INS	17	3
ELECTRICAL	01	3	PERS PROP TAX	14	1
STRUCT ROOF	00	1	OTHER TAXES	21	2
PLUMBING	01	3			
FIRE LIFE SFTY	01	2	LEASING EXPENSES	41	2
OTHER MAINT SUP	20	3	ADV PROMOTION	07	1
			COMM FEES	20	2
UTILITIES TOTAL	1 51	3	TENANT ALTS	34	1
ELECTRIC	1 43	3	BUY-OUTS		
GAS	01	2			
FUEL OIL			TOTAL PAYROLL	40	3
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT	20	2
COAL			RDS GROUNDS	09	1
WATER SEWER	04	3	SECURITY		
			ADMINISTRATIVE	19	3
RDS GNDS SEC TOT	48	3			
RDS GNDS TOTAL	17	1	TOTAL CONTRACTS	1 64	3
RDS GNDS PAYRL	09	1	CLEANING	39	3
RDS GNDS CONTR	07	1	REPAIR MAINT	23	2
RDS GNDS OTHER	01	1	RDS GROUNDS	07	1
SECURITY TOTAL	48	3	SECURITY	17	3
SEC PAYROLL			ADMINISTRATIVE	89	2
SEC CONTRACTS	17	3			
SEC OTHER	21	2			

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U.S. PRIVATE SECTOR
TAMPA
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	461,087 SQ FT				459,226 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	14 83	15 53	13 80	16 22
RETAIL AREA	11 80	12 08			2				
OTHER AREA									
TOTAL RENT	14 82	15 49	13 77	16 22	4				
MISCELLANEOUS	46	33	14	72	4				
TOTAL INCOME	15 28	15 63	14 10	16 75	4				
EXPENSE									
CLEANING	59	63	51	67	4	59	64	51	68
REPAIR MAINT	42	43	37	50	4	43	44	37	51
UTILITIES	1 79	1 74	1 67	1 95	4	1 80	1 75	1 68	1 95
RDS GNDS SEC	29	30	24	34	4	29	30	24	34
ADMINISTRATIVE	1 16	1 12	73	1 71	4	1 16	1 12	73	1 71
TOTAL OPER EXP	4 25	4 30	3 80	4 89	4	4 27	4 30	3 61	4 92
FIXED EXPENSES	1 69	1 80	1 40	1 88	4	1 69	1 80	1 40	1 88
TOTAL OPER+FIXED	5 94	6 00	5 48	6 50	4	5 96	6 01	5 49	6 53
LEASING EXP	12	12	05	20	4				
TOTAL PAYROLL	34	30	20	47	4				
TOTAL CONTRACT	1 42	1 34	1 15	1 67	4				

AVG SQFT OFC TEN	6603	4	AVG OFFICE OCCUPANCY	90 6	4
AVG SQFT RET TEN	921	2	AVG RETAIL OCCUPANCY	100 0	2
AVG SQFT OFC WORK	348	3	AVG RATE YR END RENT	16 94	4
			RENTABLE GROSS SQFT	96	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	67	3	ADMIN TOTAL	1 42	3
PAYROLL			PAYROLL	17	3
CONTRACT	49	3	MGMT FEES	40	3
SUP MAT MISC	07	3	LEGAL FEES	01	3
TRASH REMOVAL	08	3	AUDIT FEES	08	3
			GEN OFC EXP	13	3
			OTHER ADM EXP	04	3
REPR MAINT TOTAL	42	3			
PAYROLL	15	3	FIXED EXP TOTAL	1 62	3
ELEVATOR	04	3	REAL ESTATE TAX	1 47	3
HVAC	09	3	BUILDING INS	18	3
ELECTRICAL	01	3	PERS PROP TAX		
STRUCT ROOF	00	1	OTHER TAXES		
PLUMBING	00	3			
FIRE LIFE SFTY	01	2	LEASING EXPENSES	18	3
OTHER MAINT SUP	05	3	ADV PROMOTION	06	3
			COMM FEES	04	3
UTILITIES TOTAL	1 72	3	TENANT ALTS	01	1
ELECTRIC	1 66	3	BUY OUTS		
GAS					
FUEL OIL	60	1	TOTAL PAYROLL	32	3
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT	15	3
COAL			RDS GROUNDS	13	1
WATER SEWER	03	3	SECURITY		
			ADMINISTRATIVE	17	3
RDS GNDS SEC TOT	33	3			
RDS GNDS TOTAL	25	3	TOTAL CONTRACTS	1 43	3
RDS GNDS PAYRL	13	1	CLEANING	49	3
RDS GNDS CONTR	18	3	REPAIR MAINT	18	3
RDS GNDS OTHER	07	3	RDS GROUNDS	18	3
SECURITY TOTAL	03	3	SECURITY	03	3
SEC PAYROLL			ADMINISTRATIVE	54	3
SEC CONTRACTS	03	3			
SEC OTHER	00	1			

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Tampa, FL
Toledo, OH

U.S. PRIVATE SECTOR
TAMPA
SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	378,467 SQ.FT.				377,610 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	14.70	15.63		
RETAIL AREA	16.15	16.15			1				
OTHER AREA									
TOTAL RENT	14.70	15.63			3				
MISCELLANEOUS	.51	.40			3				
TOTAL INCOME	15.21	15.66			3				
EXPENSE									
CLEANING	.58	.59			3	.58	.60		
REPAIR-MAINT	.42	.42			3	.42	.42		
UTILITIES	1.81	1.78			3	1.81	1.78		
RDS. GNDS. SEC	.28	.27			3	.28	.27		
ADMINISTRATIVE	.97	.82			3	.97	.82		
TOTAL OPER EXP	4.05	3.98			3	4.06	3.98		
FIXED EXPENSES	1.71	1.62			3	1.71	1.62		
TOTAL OPER+FIXED	5.76	5.76			3	5.77	5.78		
LEASING EXP	.11	.07			3				
TOTAL PAYROLL	.34	.28			3				
TOTAL CONTRACT	1.42	1.24			3				

AVG SQFT OFC TEN	6687	3	AVG OFFICE OCCUPANCY	88.5	3
AVG SQFT RET TEN	857	1	AVG RETAIL OCCUPANCY	00.0	1
AVG SQFT OFC WORK	355	2	AVG RATE YR-END RENT	16.75	3
			RENTABLE GROSS SQFT	.95	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.64	2	ADMIN TOTAL	1.12	2
PAYROLL			PAYROLL	.25	2
CONTRACT	.49	2	MGMT FEES	.68	2
SUP MAT MISC	.07	2	LEGAL FEES	.01	2
TRASH REMOVAL	.07	2	AUDIT FEES	.04	2
REPR MAINT TOTAL	.37	2	GEN OFC EXP	.11	2
PAYROLL	.13	2	OTHER ADM EXP	.02	2
ELEVATOR	.08	2	FIXED EXP TOTAL	1.88	2
HVAC	.09	2	REAL ESTATE TAX	1.72	2
ELECTRICAL	.01	2	BUILDING INS	.18	2
STRUCT ROOF	.00	1	PERS PROP TAX		
PLUMBING	.00	2	OTHER TAXES		
FIRE LIFE SFTY	.01	1	LEASING EXPENSES	.15	2
OTHER MAINT SUP	.05	2	ADV PROMOTION	.05	2
UTILITIES TOTAL	1.69	2	COMM FEES	.10	2
ELECTRIC	1.65	2	TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL	.00	1	TOTAL PAYROLL	.45	2
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT	.13	2
COAL			RDS GROUNDS	.13	1
WATER SEWER	.04	2	SECURITY		
RDS GNDS SEC TOT	.31	2	ADMINISTRATIVE	.25	2
RDS GNDS TOTAL	.25	2	TOTAL CONTRACTS	1.58	2
RDS GNDS PAYRL	.13	1	CLEANING	.49	2
RDS GNDS CONTR	.14	2	REPAIR MAINT	.18	2
RDS GNDS OTHER	.04	2	RDS GROUNDS	.14	2
SECURITY TOTAL	.06	2	SECURITY	.06	2
SEC PAYROLL			ADMINISTRATIVE	.74	2
SEC CONTRACTS	.06	2			
SEC OTHER					

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U.S. PRIVATE SECTOR
TOLEDO
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	887,650 SQ.FT.				884,122 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	12.07	11.25	9.88	13.91
RETAIL AREA	16.23	16.23			1				
OTHER AREA									
TOTAL RENT	11.98	9.89	9.73	13.93	6				
MISCELLANEOUS	.50	.50			1				
TOTAL INCOME	12.10	10.39	9.73	13.93	6				
EXPENSE									
CLEANING	1.26	1.25	.92	1.39	6	1.26	1.25	.92	1.39
REPAIR-MAINT	1.73	1.58	1.43	2.04	6	1.73	1.58	1.43	2.04
UTILITIES	2.50	2.88	1.85	3.36	6	2.50	2.88	1.85	3.36
RDS GNDS SEC	.66	.67	.30	.78	6	.66	.67	.30	.78
ADMINISTRATIVE	.47	.26	.20	.74	6	.47	.26	.20	.74
TOTAL OPER EXP	6.63	6.29	5.92	7.25	6	6.64	6.30	5.92	7.25
FIXED EXPENSES	.85	.70	.45	1.28	6	.85	.70	.45	1.28
TOTAL OPER+FIXED	7.48	7.59	6.46	8.16	6	7.48	7.60	6.46	8.16
LEASING EXP	.35	.25			4				
TOTAL PAYROLL	.74	.49	.42	1.05	6				
TOTAL CONTRACT	3.19	2.99	2.04	3.82	6				

AVG SQFT OFC TEN	8131	6	AVG OFFICE OCCUPANCY	89.2	6
AVG SQFT RET TEN	1176	1	AVG RETAIL OCCUPANCY	00.0	1
AVG SQFT OFC WORK	255	5	AVG RATE YR-END RENT	13.88	6
			RENTABLE GROSS SQFT	.88	6

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.25	6	ADMIN TOTAL	.26	6
PAYROLL			PAYROLL	.32	1
CONTRACT	1.13	6	MGMT FEES	.21	5
SUP MAT MISC	.10	6	LEGAL FEES	.05	1
TRASH REMOVAL	.02	6	AUDIT FEES	.06	2
REPR MAINT TOTAL	1.58	6	GEN OFC EXP	.04	2
PAYROLL	.49	6	OTHER ADM EXP	.06	6
ELEVATOR	.30	6	FIXED EXP TOTAL	.70	6
HVAC	.31	6	REAL ESTATE TAX	.57	6
ELECTRICAL	.05	6	BUILDING INS	.10	6
STRUCT ROOF	.05	5	PERS PROP TAX		
PLUMBING	.02	5	OTHER TAXES	.21	1
FIRE LIFE SFTY	.01	4	LEASING EXPENSES	.25	4
OTHER MAINT SUP	.23	6	ADV PROMOTION		
UTILITIES TOTAL	2.88	6	COMM FEES	.05	4
ELECTRIC	2.38	6	TENANT ALTS	.20	4
GAS	.52	3	BUY-OUTS		
FUEL OIL	.01	1	TOTAL PAYROLL	.49	6
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT	.49	6
COAL			RDS GROUNDS		
WATER SEWER	.04	6	SECURITY	.15	1
RDS GNDS SEC TOT	.67	6	ADMINISTRATIVE	.32	1
RDS GNDS TOTAL	.03	4	TOTAL CONTRACTS	2.99	6
RDS GNDS PAYRL			CLEANING	1.13	6
RDS GNDS CONTR	.02	3	REPAIR MAINT	.83	6
RDS GNDS OTHER	.01	3	RDS GROUNDS	.02	3
SECURITY TOTAL	.67	6	SECURITY	.64	6
SEC PAYROLL	.15	1	ADMINISTRATIVE	.20	6
SEC CONTRACTS	.64	6			
SEC OTHER	.02	5			

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Toledo, OH
Trenton, NJ

U.S. PRIVATE SECTOR
TOLEDO
DOWNTOWN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	684,583 SQ FT					681,055 SQ FT		
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	12.80	12.81		
RETAIL AREA	18.23	18.23			1				
OTHER AREA									
TOTAL RENT	12.82	12.86			3				
MISCELLANEOUS	.50	.50			1				
TOTAL INCOME	12.78	12.88			3				
EXPENSE									
CLEANING	1.27	1.25			3	1.27	1.25		
REPAIR MAINT	1.80	1.58			3	1.80	1.58		
UTILITIES	2.21	2.36			3	2.21	2.36		
RDS GNDS SEC	.68	.67			3	.68	.67		
ADMINISTRATIVE	.55	.47			3	.55	.47		
TOTAL OPER EXP	6.51	6.29			3	6.52	6.30		
FIXED EXPENSES	.75	.54			3	.75	.54		
TOTAL OPER+FIXED	7.26	7.59			3	7.27	7.60		
LEASING EXP	.39	.37			2				
TOTAL PAYROLL	.85	1.01			3				
TOTAL CONTRACT	3.33	3.29			3				

AVG SQFT OFC TEN	8665	3	AVG OFFICE OCCUPANCY	92.9	3
AVG SQFT RET TEN	1176	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	242	2	AVG RATE YR END RENT	14.88	3
			RENTABLE GROSS SQFT	.88	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.25	3	ADMIN TOTAL	.47	3
PAYROLL			PAYROLL	.32	1
CONTRACT	1.13	3	MGMT FEES	.45	2
SUP MAT MISC	.10	3	LEGAL FEES	.05	1
TRASH REMOVAL	.02	3	AUDIT FEES	.08	2
			GEN OFC EXP	.04	2
			OTHER ADM EXP	.07	3
REPR MAINT TOTAL	1.58	3			
PAYROLL	.78	3	FIXED EXP TOTAL	.54	3
ELEVATOR	.30	3	REAL ESTATE TAX	.27	3
HVAC	.15	2	BUILDING INS	.10	3
ELECTRICAL	.05	3	PERS PROP TAX		
STRUCT ROOF	.06	2	OTHER TAXES	.21	1
PLUMBING	.02	3			
FIRE LIFE SFTY	.02	2	LEASING EXPENSES	.37	2
OTHER MAINT SUP	.23	3	ADV PROMOTION		
			COMM FEES	.07	2
UTILITIES TOTAL	2.36	3	TENANT ALTS	.30	2
ELECTRIC	1.77	3	BUY OUTS		
GAS	.35	2			
FUEL OIL	.01	1	TOTAL PAYROLL	1.01	3
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT	.76	3
COAL			RDS GROUNDS		
WATER SEWER	.04	3	SECURITY	.15	1
			ADMINISTRATIVE	.32	1
RDS GNDS SEC TOT	.67	3			
RDS GNDS TOTAL	.03	1	TOTAL CONTRACTS	3.29	3
RDS GNDS PAYRL			CLEANING	1.13	3
RDS GNDS CONTR			REPAIR MAINT	1.50	3
RDS GNDS OTHER	.03	1	RDS GROUNDS		
SECURITY TOTAL	.67	3	SECURITY	.64	3
SEC PAYROLL	.15	1	ADMINISTRATIVE	.20	3
SEC CONTRACTS	.64	3			
SEC OTHER	.02	3			

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U.S. PRIVATE SECTOR
TRENTON
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	144,087 SQ FT					144,087 SQ FT		
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	17.88	17.88		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	17.88	17.88			3				
MISCELLANEOUS									
TOTAL INCOME	17.88	17.88			3				
EXPENSE									
CLEANING	.81	.81			3	.81	.81		
REPAIR MAINT	.49	.49			3	.49	.49		
UTILITIES	2.09	2.09			3	2.09	2.09		
RDS GNDS SEC	.28	.28			3	.28	.28		
ADMINISTRATIVE	.58	.58			3	.58	.58		
TOTAL OPER EXP	4.25	4.25			3	4.25	4.25		
FIXED EXPENSES	2.69	2.69			3	2.69	2.69		
TOTAL OPER+FIXED	6.93	6.93			3	6.93	6.93		
LEASING EXP									
TOTAL PAYROLL	.18	.18			3				
TOTAL CONTRACT	1.45	1.45			3				

AVG SQFT OFC TEN	4987	3	AVG OFFICE OCCUPANCY	90.0	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	216	3	AVG RATE YR END RENT	19.50	3
			RENTABLE GROSS SQFT	1.00	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.81	3	ADMIN TOTAL	.58	3
PAYROLL			PAYROLL		
CONTRACT	.80	3	MGMT FEES	.55	3
SUP MAT MISC	.09	3	LEGAL FEES	.03	3
TRASH REMOVAL	.12	3	AUDIT FEES		
			GEN OFC EXP		
			OTHER ADM EXP	.01	3
REPR MAINT TOTAL	.49	3			
PAYROLL	.18	3	FIXED EXP TOTAL	2.69	3
ELEVATOR	.05	3	REAL ESTATE TAX	2.58	3
HVAC	.11	3	BUILDING INS	.11	3
ELECTRICAL	.02	3	PERS PROP TAX		
STRUCT ROOF	.01	3	OTHER TAXES		
PLUMBING	.02	3			
FIRE LIFE SFTY	.11	3	LEASING EXPENSES		
OTHER MAINT SUP	.00	3	ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL	2.09	3	TENANT ALTS		
ELECTRIC	2.02	3	BUY OUTS		
GAS					
FUEL OIL			TOTAL PAYROLL	.18	3
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT	.18	3
COAL			RDS GROUNDS		
WATER SEWER	.07	3	SECURITY		
			ADMINISTRATIVE		
RDS GNDS SEC TOT	.28	3			
RDS GNDS TOTAL	.28	3	TOTAL CONTRACTS	1.45	3
RDS GNDS PAYRL			CLEANING	.80	3
RDS GNDS CONTR	.28	3	REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS	.28	3
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE	.58	3
SEC CONTRACTS					
SEC OTHER					

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U.S. PRIVATE SECTOR
TUCSON
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	319,383 SQ FT				302,818 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	8.27	10.89	6.20	11.05
RETAIL AREA	11.64	11.64			1				
OTHER AREA									
TOTAL RENT	8.68	10.99	6.40	11.52	4				
MISCELLANEOUS	.75	.75			1				
TOTAL INCOME	8.87	10.99	6.78	11.52	4				
EXPENSE									
CLEANING	.62	.65	.53	.77	4	.65	.68	.58	.77
REPAIR MAINT	1.85	1.28	.75	2.31	4	1.96	1.42	.75	2.45
UTILITIES	1.60	1.61	1.48	1.73	4	1.68	1.61	1.48	1.92
RDS GNDS SEC	.27	.31	.14	.49	4	.27	.31	.14	.49
ADMINISTRATIVE	.58	.62	.46	.73	4	.58	.62	.46	.73
TOTAL OPER EXP	4.90	4.44	4.20	5.19	4	5.17	4.90	4.20	5.65
FIXED EXPENSES	1.38	1.34	1.21	1.55	4	1.38	1.34	1.21	1.55
TOTAL OPER+FIXED	6.28	5.87	5.50	6.66	4	6.55	6.33	5.50	7.12
LEASING EXP	.51	.30			3				
TOTAL PAYROLL	1.06	.43	.28	1.42	4				
TOTAL CONTRACT	2.21	1.76	1.14	3.06	4				

AVG SQFT OFC TEN	2646	4	AVG OFFICE OCCUPANCY	92.6	4
AVG SQFT RET TEN	2071	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	275	3	AVG RATE YR END RENT	13.06	4
			RENTABLE GROSS SQFT	94	4

COMPONENT COSTS (TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT)

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.75	3
PAYROLL	.04	2
CONTRACT	.71	3
SUP MAT MISC	.05	3
TRASH REMOVAL	.01	2
REPR MAINT TOTAL	1.15	3
PAYROLL	.33	3
ELEVATOR	.21	2
HVAC	.20	3
ELECTRICAL	.13	3
STRUCT ROOF	.01	2
PLUMBING	.01	3
FIRE LIFE SFTY	.02	1
OTHER MAINT SUP	.14	3
UTILITIES TOTAL	1.62	3
ELECTRIC	1.44	3
GAS	.09	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.12	2
RDS GNDS SEC TOT	.44	3
RDS GNDS TOTAL	.25	2
RDS GNDS PAYRL	.12	1
RDS GNDS CONTR	.14	2
RDS GNDS OTHER	.09	1
SECURITY TOTAL	.11	3
SEC PAYROLL		
SEC CONTRACTS	.11	3
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.61	3
PAYROLL	.04	1
MGMT FEES	.43	3
LEGAL FEES	.16	2
AUDIT FEES	.02	1
GEN OFC EXP	.03	1
OTHER ADM EXP	.09	2
FIXED EXP TOTAL	1.42	3
REAL ESTATE TAX	1.07	3
BUILDING INS	.14	3
PERS PROP TAX		
OTHER TAXES	.33	2
LEASING EXPENSES	.16	2
ADV PROMOTION		
COMM FEES	.02	1
TENANT ALTS	.15	2
BUY OUTS		
TOTAL PAYROLL	.38	3
CLEANING	.04	2
REPAIR MAINT	.33	3
RDS GROUNDS	.12	1
SECURITY		
ADMINISTRATIVE	.04	1
TOTAL CONTRACTS	1.53	3
CLEANING	.71	3
REPAIR MAINT	.29	3
RDS GROUNDS	.14	2
SECURITY	.11	3
ADMINISTRATIVE	.68	1

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U.S. PRIVATE SECTOR
TUCSON
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS	439,755 SQ FT				415,755 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					19	9.36	10.54	6.85	10.87
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9.03	9.36	6.53	10.98	19				
MISCELLANEOUS	1.23	1.24	.37	3.05	9				
TOTAL INCOME	9.74	9.39	7.14	11.86	19				
EXPENSE									
CLEANING	.39	.44			5	.39	.44		
REPAIR MAINT	.44	.42	.22	.49	6	.44	.42	.22	.49
UTILITIES	1.63	1.62	1.32	1.70	6	1.63	1.62	1.32	1.70
RDS GNDS SEC	.10	.09			5	.10	.09		
ADMINISTRATIVE	3.88	2.16	.71	3.91	16	3.88	2.16	.71	3.91
TOTAL OPER EXP	5.44	2.98	2.11	3.91	19	5.75	2.96	2.11	3.91
FIXED EXPENSES	3.84	5.36	1.41	15.91	19	3.84	5.26	1.41	15.91
TOTAL OPER+FIXED	9.28	12.30	4.78	19.95	19	9.59	12.30	4.78	19.95
LEASING EXP	.88	.55	.39	1.07	12				
TOTAL PAYROLL	.48	.45			3				
TOTAL CONTRACT	.58	.63			5				

AVG SQFT OFC TEN	2862	19	AVG OFFICE OCCUPANCY	79.9	19
AVG SQFT RET TEN	1829	5	AVG RETAIL OCCUPANCY	95.0	5
AVG SQFT OFC WORK	205	19	AVG RATE YR END RENT	14.63	19
			RENTABLE GROSS SQFT	98	19

COMPONENT COSTS (TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT)

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.44	5
PAYROLL		
CONTRACT	.41	5
SUP MAT MISC	.00	5
TRASH REMOVAL	.01	5
REPR MAINT TOTAL	.42	6
PAYROLL	.20	3
ELEVATOR	.07	2
HVAC	.06	3
ELECTRICAL	.01	1
STRUCT ROOF	.01	3
PLUMBING	.04	2
FIRE LIFE SFTY	.15	1
OTHER MAINT SUP	.07	5
UTILITIES TOTAL	1.62	6
ELECTRIC	1.48	6
GAS	.05	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.10	6
RDS GNDS SEC TOT	.09	5
RDS GNDS TOTAL	.07	5
RDS GNDS PAYRL		
RDS GNDS CONTR	.07	5
RDS GNDS OTHER		
SECURITY TOTAL	.02	5
SEC PAYROLL		
SEC CONTRACTS	.02	5
SEC OTHER	.00	3

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.52	3
PAYROLL	.24	3
MGMT FEES	.05	3
LEGAL FEES	.12	3
AUDIT FEES		
GEN OFC EXP	.10	3
OTHER ADM EXP	.02	1
FIXED EXP TOTAL	1.77	6
REAL ESTATE TAX	1.30	6
BUILDING INS	.16	3
PERS PROP TAX		
OTHER TAXES	.59	5
LEASING EXPENSES	.75	6
ADV PROMOTION		
COMM FEES	.31	6
TENANT ALTS	.57	2
BUY OUTS	.50	1
TOTAL PAYROLL	.45	3
CLEANING		
REPAIR MAINT	.20	3
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE	.24	3
TOTAL CONTRACTS	.63	5
CLEANING	.41	5
REPAIR MAINT	.07	2
RDS GROUNDS	.07	5
SECURITY	.02	5
ADMINISTRATIVE	.05	5

All line items are computed as stand alone figures. Columns will not add to match totals.

Tucson, AZ
Tulsa, OK

U.S. PRIVATE SECTOR
TUCSON
SUBURBAN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS		37,458 SQ FT			37,458 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	7.54	6.73	5.98	8.84
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7.93	7.66	6.30	9.45	4				
MISCELLANEOUS	1.99	2.20			2				
TOTAL INCOME	9.10	7.68	6.31	11.63	4				
EXPENSE									
CLEANING									
REPAIR-MAINT									
UTILITIES									
RDS GRDS SEC									
ADMINISTRATIVE	3.21	2.98	2.34	3.91	4	3.21	2.98	2.34	3.91
TOTAL OPER EXP	3.21	2.98	2.34	3.91	4	3.21	2.98	2.34	3.91
FIXED EXPENSES	13.57	13.51	9.34	16.66	4	13.57	13.51	9.34	16.66
TOTAL OPER+FIXED	16.78	16.75	12.30	19.95	4	16.78	16.75	12.30	19.95
LEASING EXP	.68	.64			2				
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	1543	4	AVG OFFICE OCCUPANCY	82.4	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	184	4	AVG RATE YR-END RENT	14.00	4
			RENTABLE GROSS SQFT	98	4

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GRDS SEC TOT			ADMINISTRATIVE		
RDS GRDS TOTAL					
RDS GRDS PAYRL			TOTAL CONTRACTS		
RDS GRDS CONTR			CLEANING		
RDS GRDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

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U.S. PRIVATE SECTOR
TULSA
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS		5,026,035 SQ FT			4,826,509 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					18	10.74	9.07	5.61	13.00
RETAIL AREA	12.79	11.96	4.35	15.20	10				
OTHER AREA	4.87	9.33			3				
TOTAL RENT	10.68	9.36	4.66	12.78	18				
MISCELLANEOUS	.65	.15	.05	.23	7				
TOTAL INCOME	10.97	9.40	4.97	12.89	18				
EXPENSE									
CLEANING	.59	.49	.37	.74	18	.61	.52	.37	.78
REPAIR-MAINT	1.09	.98	.66	1.41	18	1.13	1.10	.68	1.42
UTILITIES	2.03	1.68	1.06	1.92	18	2.10	1.68	1.18	1.96
RDS GRDS SEC	.29	.25	.09	.36	18	.29	.25	.09	.36
ADMINISTRATIVE	.73	.70	.47	1.05	17	.73	.70	.47	1.05
TOTAL OPER EXP	4.72	4.19	2.98	5.26	18	4.90	4.19	3.24	5.48
FIXED EXPENSES	1.01	.79	.70	1.21	18	1.01	.79	.70	1.21
TOTAL OPER+FIXED	5.73	4.91	3.85	6.39	18	5.91	5.01	4.06	6.44
LEASING EXP	.45	.19	.06	.73	15				
TOTAL PAYROLL	.69	.63	.48	.94	17				
TOTAL CONTRACT	1.74	1.15	.76	2.27	18				

AVG SQFT OFC TEN	11197	17	AVG OFFICE OCCUPANCY	78.9	18
AVG SQFT RET TEN	1406	10	AVG RETAIL OCCUPANCY	63.0	10
AVG SQFT OFC WORK	373	18	AVG RATE YR-END RENT	10.77	18
			RENTABLE GROSS SQFT	87	18

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.53	17	ADMIN TOTAL	.75	18
PAYROLL			PAYROLL	.20	7
CONTRACT	.48	17	MGMT FEES	.30	15
SUP MAT MISC	.03	17	LEGAL FEES	.02	12
TRASH REMOVAL	.03	18	AUDIT FEES	.05	8
			GEN OFC EXP	.03	14
REPR MAINT TOTAL	1.02	17	OTHER ADM EXP	.05	11
PAYROLL	.48	14			
ELEVATOR	.20	17	FIXED EXP TOTAL	.79	17
HVAC	.06	17	REAL ESTATE TAX	.60	15
ELECTRICAL	.01	17	BUILDING INS	.11	18
STRUCT ROOF	.01	3	PERS PROP TAX	.08	8
PLUMBING	.01	18	OTHER TAXES	.05	6
FIRE LIFE SFTY	.00	8			
OTHER MAINT SUP	.17	18	LEASING EXPENSES	.18	15
			ADV PROMOTION	.01	11
UTILITIES TOTAL	1.69	17	COMM FEES	.07	9
ELECTRIC	1.17	17	TENANT ALTS	.16	11
GAS	.18	10	BUY OUTS	.74	1
FUEL OIL					
PURCH STEAM	.18	5	TOTAL PAYROLL	.62	16
PURCH CH WTR	.58	6	CLEANING		
COAL			REPAIR MAINT	.48	14
WATER SEWER	.04	17	RDS GROUNDS		
			SECURITY	.28	4
RDS GRDS SEC TOT	.24	17	ADMINISTRATIVE	.20	7
RDS GRDS TOTAL	.03	14			
RDS GRDS PAYRL			TOTAL CONTRACTS	1.21	17
RDS GRDS CONTR	.03	13	CLEANING	.48	17
RDS GRDS OTHER	.00	8	REPAIR MAINT	.30	16
SECURITY TOTAL	.22	17	RDS GROUNDS	.03	12
SEC PAYROLL	.28	4	SECURITY	.19	13
SEC CONTRACTS	.19	13	ADMINISTRATIVE	.66	13
SEC OTHER	.01	7			

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Tulsa, OK

U.S. PRIVATE SECTOR
TULSA
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS 1,545,241 SQ.FT.					1,407,004 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					9	7.62	6.70	4.18	10.80
RETAIL AREA	8.98	9.16	3.80	13.05	4				
OTHER AREA	3.55	3.55			1				
TOTAL RENT	7.52	8.01	4.05	10.03	9				
MISCELLANEOUS	.09	.07			3				
TOTAL INCOME	7.55	8.01	4.06	10.07	9				
EXPENSE									
CLEANING	.49	.46	.28	.56	9	.53	.46	.27	.75
REPAIR MAINT	1.31	1.02	.72	1.74	9	1.44	1.09	.78	2.05
UTILITIES	1.87	1.67	.99	1.85	9	2.04	1.67	1.06	1.88
RDS GRDS SEC	.33	.19	.07	.35	9	.33	.19	.07	.35
ADMINISTRATIVE	.82	.70	.48	1.10	9	.82	.70	.48	1.10
TOTAL OPER EXP	4.72	3.90	2.84	6.02	9	5.17	3.90	2.94	6.17
FIXED EXPENSES	.98	.79	.70	.83	9	.98	.79	.70	.82
TOTAL OPER+FIXED	5.69	4.68	3.58	6.83	9	6.14	4.68	3.67	6.99
LEASING EXP	.87	.72	.07	1.23	9				
TOTAL PAYROLL	.78	.63	.52	.94	9				
TOTAL CONTRACT	2.07	1.21	.71	3.06	9				

AVG SQFT OFC TEN	6564	6	AVG OFFICE OCCUPANCY	83.2	9
AVG SQFT RET TEN	2420	4	AVG RETAIL OCCUPANCY	78.3	4
AVG SQFT OFC WORK	458	7	AVG RATE YR END RENT	9.56	9
			RENTABLE GROSS SQFT	.98	9

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.44	8	ADMIN TOTAL	.76	8
PAYROLL			PAYROLL	.62	4
CONTRACT	.40	8	MGMT FEES	.30	8
SUP MAT MISC	.03	8	LEGAL FEES	.06	6
TRASH REMOVAL	.03	8	AUDIT FEES	.03	2
			GEN OFC EXP	.03	6
			OTHER ADM EXP	.01	5
REPR MAINT TOTAL	1.20	8			
PAYROLL	.54	8	FIXED EXP TOTAL	.79	8
ELEVATOR	.16	8	REAL ESTATE TAX	.59	7
HVAC	.14	8	BUILDING INS	.14	8
ELECTRICAL	.03	8	PERS PROP TAX	.10	3
STRUCT ROOF	.01	2	OTHER TAXES	.05	1
PLUMBING	.01	8			
FIRE LIFE SFTY	.00	4	LEASING EXPENSES	.57	8
OTHER MAINT SUP	.13	8	ADV PROMOTION	.01	5
			COMM FEES	.03	4
UTILITIES TOTAL	1.71	8	TENANT ALTS	.55	6
ELECTRIC	1.50	8	BUY OUTS	.74	1
GAS	.19	8			
FUEL OIL			TOTAL PAYROLL	.74	8
PURCH STEAM	.16	1	CLEANING		
PURCH CH WTR	.48	1	REPAIR MAINT	.54	8
COAL			RDS GROUNDS		
WATER SEWER	.06	8	SECURITY		
			ADMINISTRATIVE	.62	4
RDS GRDS SEC TOT	.15	8			
RDS GRDS TOTAL	.04	6	TOTAL CONTRACTS	1.35	8
RDS GRDS PAYRL			CLEANING	.40	8
RDS GRDS CONTR	.04	8	REPAIR MAINT	.32	8
RDS GRDS OTHER	.00	1	RDS GROUNDS	.04	6
SECURITY TOTAL	.11	8	SECURITY	.10	8
SEC PAYROLL			ADMINISTRATIVE	.54	8
SEC CONTRACTS	.10	8			
SEC OTHER	.01	4			

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U.S. PRIVATE SECTOR
TULSA
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 2,148,457 SQ.FT.					2,123,250 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	11.23	10.98	6.49	18.66
RETAIL AREA	46.63	18.24			3				
OTHER AREA	13.10	13.10			1				
TOTAL RENT	11.42	10.46	6.79	16.72	5				
MISCELLANEOUS	.22	.22			1				
TOTAL INCOME	11.48	10.46	6.90	16.72	5				
EXPENSE									
CLEANING	.59	.53	.40	.71	5	.60	.53	.40	.78
REPAIR MAINT	1.03	1.11	.66	1.32	5	1.04	1.14	.88	1.33
UTILITIES	1.60	1.69	1.31	1.85	5	1.61	1.69	1.32	1.67
RDS GRDS SEC	.32	.29	.25	.41	5	.32	.29	.25	.41
ADMINISTRATIVE	.64	.69	.39	.93	5	.64	.69	.39	.93
TOTAL OPER EXP	4.18	4.30	3.58	4.72	5	4.22	4.42	3.57	4.76
FIXED EXPENSES	1.05	1.12	.57	1.50	5	1.05	1.12	.57	1.50
TOTAL OPER+FIXED	5.23	5.09	4.36	6.16	5	5.27	5.21	4.40	6.16
LEASING EXP	.27	.12	.03	.45	4				
TOTAL PAYROLL	.82	.73	.58	1.03	4				
TOTAL CONTRACT	1.36	.84	.66	2.30	5				

AVG SQFT OFC TEN	13752	5	AVG OFFICE OCCUPANCY	80.3	5
AVG SQFT RET TEN	870	3	AVG RETAIL OCCUPANCY	100.0	3
AVG SQFT OFC WORK	417	5	AVG RATE YR END RENT	11.45	5
			RENTABLE GROSS SQFT	.87	5

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.53	5	ADMIN TOTAL	.69	5
PAYROLL			PAYROLL	.09	3
CONTRACT	.48	5	MGMT FEES	.38	4
SUP MAT MISC	.03	5	LEGAL FEES	.02	1
TRASH REMOVAL	.02	4	AUDIT FEES	.11	4
			GEN OFC EXP	.04	5
			OTHER ADM EXP	.08	4
REPR MAINT TOTAL	1.11	5			
PAYROLL	.45	4	FIXED EXP TOTAL	1.12	5
ELEVATOR	.28	5	REAL ESTATE TAX	1.09	4
HVAC	.05	5	BUILDING INS	.11	4
ELECTRICAL	.01	5	PERS PROP TAX	.04	2
STRUCT ROOF	.04	1	OTHER TAXES	.04	5
PLUMBING	.02	5			
FIRE LIFE SFTY	.12	3	LEASING EXPENSES	.12	4
OTHER MAINT SUP	.16	4	ADV PROMOTION	.02	4
			COMM FEES	.18	2
UTILITIES TOTAL	1.69	5	TENANT ALTS	.26	2
ELECTRIC	.98	5	BUY OUTS		
GAS	.03	2			
FUEL OIL			TOTAL PAYROLL	.73	4
PURCH STEAM	.13	3	CLEANING		
PURCH CH WTR	.58	4	REPAIR MAINT	.45	4
COAL			RDS GROUNDS		
WATER SEWER	.04	5	SECURITY	.33	3
			ADMINISTRATIVE	.09	3
RDS GRDS SEC TOT	.29	5			
RDS GRDS TOTAL	.03	5	TOTAL CONTRACTS	.84	5
RDS GRDS PAYRL			CLEANING	.48	5
RDS GRDS CONTR	.03	4	REPAIR MAINT	.39	4
RDS GRDS OTHER	.00	3	RDS GROUNDS	.03	4
SECURITY TOTAL	.29	5	SECURITY	.28	2
SEC PAYROLL	.33	3	ADMINISTRATIVE	.67	2
SEC CONTRACTS	.28	2			
SEC OTHER	.01	1			

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Tulsa, OK

U.S. PRIVATE SECTOR
TULSA
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	26 BLDS	1,992,607 SQ FT				1,987,817 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					26	5 37	4 64	2 80	9 17
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5 38	4 64	3 05	9 17	26				
MISCELLANEOUS	18	08	03	50	6				
TOTAL INCOME	5 42	4 93	3 16	9 21	26				
EXPENSE									
CLEANING	46	40	22	59	26	46	40	22	59
REPAIR MAINT	1 11	78	71	87	26	1 12	79	71	87
UTILITIES	2 17	1 68	1 23	2 16	26	2 18	1 68	1 23	2 16
RDS GRDS SEC	39	23	15	29	26	39	23	15	29
ADMINISTRATIVE	49	53	36	70	26	49	53	36	70
TOTAL OPER EXP	4 63	3 53	3 09	4 03	26	4 64	3 54	3 09	4 09
FIXED EXPENSES	99	82	64	1 05	26	99	82	64	1 05
TOTAL OPER+FIXED	5 61	4 27	3 73	5 10	26	5 62	4 27	3 73	5 10
LEASING EXP	1 24	51	09	3 81	24				
TOTAL PAYROLL	81	57	48	64	25				
TOTAL CONTRACT	1 11	83	76	1 19	25				

AVG SQFT OFC TEN	3755	24	AVG OFFICE OCCUPANCY	81 6	26
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	100 0	1
AVG SQFT OFC WORK	360	26	AVG RATE YR END RENT	11 54	25
			RENTABLE GROSS SQFT	93	26

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	26	24	ADMIN TOTAL	40	24
PAYROLL			PAYROLL	14	22
CONTRACT	23	24	MGMT FEES	24	23
SUP MAT MISC	02	24	LEGAL FEES	02	23
TRASH REMOVAL	03	17	AUDIT FEES	08	11
			GEN OFC EXP	03	24
			OTHER ADM EXP	01	18
REPR MAINT TOTAL	78	24			
PAYROLL	47	24	FIXED EXP TOTAL	89	24
ELEVATOR	08	21	REAL ESTATE TAX	47	24
HVAC	05	23	BUILDING INS	11	23
ELECTRICAL	00	20	PERS PROP TAX	01	6
STRUCT ROOF	01	20	OTHER TAXES		
PLUMBING	01	22			
FIRE LIFE SFTY	00	13	LEASING EXPENSES	66	23
OTHER MAINT SUP	15	24	ADV PROMOTION	00	21
			COMM FEES	13	21
UTILITIES TOTAL	1 68	24	TENANT ALTS	1 56	11
ELECTRIC	1 38	24			
GAS	18	20	BUY OUTS		
FUEL OIL	01	1			
PURCH STEAM			TOTAL PAYROLL	55	24
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	47	24
WATER SEWER	07	24	RDS GROUNDS		
			SECURITY		
RDS GRDS SEC TOT	23	24	ADMINISTRATIVE	14	22
RDS GRDS TOTAL	17	24			
RDS GRDS PAYRL			TOTAL CONTRACTS	83	24
RDS GRDS CONTR	17	24	CLEANING	23	24
RDS GRDS OTHER	03	12	REPAIR MAINT	16	10
SECURITY TOTAL	03	24	RDS GROUNDS	17	24
SEC PAYROLL			SECURITY	01	23
SEC CONTRACTS	01	23	ADMINISTRATIVE	24	22
SEC OTHER	03	3			

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U.S. PRIVATE SECTOR
TULSA
SUBURBAN 50,000 - 100,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	295,320 SQ FT				295,320 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	5 01	3 60	2 58	6 96
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5 17	3 95	2 91	6 95	4				
MISCELLANEOUS	47	50			2				
TOTAL INCOME	5 40	4 10	3 27	7 11	4				
EXPENSE									
CLEANING	38	32	25	49	4	38	32	25	49
REPAIR MAINT	79	77	75	83	4	79	77	75	83
UTILITIES	1 94	1 98	1 69	2 20	4	1 94	1 98	1 69	2 20
RDS GRDS SEC	25	24	20	29	4	25	24	20	29
ADMINISTRATIVE	49	44	19	72	4	49	44	19	72
TOTAL OPER EXP	3 85	3 58	3 40	4 21	4	3 85	3 58	3 40	4 21
FIXED EXPENSES	88	87	72	1 04	4	88	87	72	1 04
TOTAL OPER+FIXED	4 73	4 63	4 27	5 10	4	4 73	4 63	4 27	5 10
LEASING EXP	3 05	4 91			3				
TOTAL PAYROLL	46	37			3				
TOTAL CONTRACT	66	63			3				

AVG SQFT OFC TEN	3753	3	AVG OFFICE OCCUPANCY	52 3	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	512	4	AVG RATE YR END RENT	11 88	4
			RENTABLE GROSS SQFT	91	4

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	25	3	ADMIN TOTAL	19	3
PAYROLL			PAYROLL	04	3
CONTRACT	23	3	MGMT FEES	10	3
SUP MAT MISC	01	3	LEGAL FEES	01	3
TRASH REMOVAL	01	3	AUDIT FEES		
			GEN OFC EXP	01	3
			OTHER ADM EXP	03	2
REPR MAINT TOTAL	75	3			
PAYROLL	33	3	FIXED EXP TOTAL	87	3
ELEVATOR	07	3	REAL ESTATE TAX	73	3
HVAC	17	3	BUILDING INS	14	3
ELECTRICAL	00	3	PERS PROP TAX	01	1
STRUCT ROOF	02	3	OTHER TAXES		
PLUMBING	01	3			
FIRE LIFE SFTY			LEASING EXPENSES	4 91	3
OTHER MAINT SUP	15	3	ADV PROMOTION	01	2
			COMM FEES	10	1
UTILITIES TOTAL	1 98	3	TENANT ALTS	4 90	3
ELECTRIC	1 95	3			
GAS	82	1	BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	37	3
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	03	3
WATER SEWER	03	3	RDS GROUNDS		
			SECURITY		
RDS GRDS SEC TOT	24	3	ADMINISTRATIVE	34	3
RDS GRDS TOTAL	20	3			
RDS GRDS PAYRL			TOTAL CONTRACTS	63	3
RDS GRDS CONTR	20	3	CLEANING	23	3
RDS GRDS OTHER			REPAIR MAINT	27	3
SECURITY TOTAL	04	3	RDS GROUNDS	28	3
SEC PAYROLL			SECURITY	01	3
SEC CONTRACTS	01	3	ADMINISTRATIVE	11	3
SEC OTHER	03	2			

All low highs are computed as stand alone figures. Columns will not add to match totals.

Tulsa, OK
Virginia Beach, VA

U.S. PRIVATE SECTOR
TULSA
SUBURBAN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	574,994 SQ.FT.				570,204 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	6.77	8.20	3.04	9.91
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6.72	7.90	3.05	9.90	5				
MISCELLANEOUS	.03	.03			2				
TOTAL INCOME	6.73	7.93	3.05	9.91	5				
EXPENSE									
CLEANING	.34	.20	.19	.56	5	.35	.20	.20	.57
REPAIR-MAINT	.79	.87	.58	.99	5	.79	.87	.58	.99
UTILITIES	1.59	1.30	1.23	2.06	5	1.60	1.30	1.23	2.10
RDS. GNDS. SEC	.24	.15	.07	.44	5	.24	.15	.07	.44
ADMINISTRATIVE	.51	.53	.37	.65	5	.51	.53	.37	.65
TOTAL OPER EXP	3.48	3.53	2.89	4.02	5	3.51	3.54	2.89	4.09
FIXED EXPENSES	.86	.71	.56	1.22	5	.86	.71	.56	1.22
TOTAL OPER+FIXED	4.34	4.24	3.45	5.24	5	4.37	4.25	3.45	5.31
LEASING EXP	1.48	.11	.02	3.61	5				
TOTAL PAYROLL	.75	.61	.57	.98	5				
TOTAL CONTRACT	1.53	.73	.86	2.74	5				

AVG SQFT OFC TEN	3582	5	AVG OFFICE OCCUPANCY	72.9	5
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	235	5	AVG RATE YR-END RENT	11.80	5
			RENTABLE GROSS SQFT	.94	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.20	4	ADMIN TOTAL	.45	4
PAYROLL			PAYROLL	.14	2
CONTRACT	.15	4	MGMT FEES	.30	4
SUP MAT MISC	.02	4	LEGAL FEES	.02	4
TRASH REMOVAL	.03	4	AUDIT FEES		
REPR MAINT TOTAL	.87	4	GEN OFC EXP	.05	4
PAYROLL	.50	4	OTHER ADM EXP	.01	2
ELEVATOR	.10	4	FIXED EXP TOTAL	.64	4
HVAC	.03	4	REAL ESTATE TAX	.44	4
ELECTRICAL	.01	4	BUILDING INS	.20	4
STRUCT ROOF	.01	4	PERS PROP TAX		
PLUMBING	.01	4	OTHER TAXES	.01	2
FIRE LIFE SFTY	.01	2	LEASING EXPENSES	1.82	4
OTHER MAINT SUP	.18	4	ADV PROMOTION	.00	3
UTILITIES TOTAL	1.30	4	COMM FEES	.57	4
ELECTRIC	1.05	4	TENANT ALTS	1.25	4
GAS	.16	4	BUY-OUTS		
FUEL OIL			TOTAL PAYROLL	.61	4
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT	.50	4
COAL			RDS GROUNDS		
WATER SEWER	.07	4	SECURITY		
RDS. GNDS SEC TOT	.11	4	ADMINISTRATIVE	.14	2
RDS GNDS TOTAL	.09	4	TOTAL CONTRACTS	.70	4
RDS GNDS PAYRL			CLEANING	.15	4
RDS. GNDS CONTR	.09	4	REPAIR MAINT	.14	4
RDS. GNDS OTHER	.00	1	RDS GROUNDS	.09	4
SECURITY TOTAL	.02	4	SECURITY	.02	4
SEC PAYROLL			ADMINISTRATIVE	.34	4
SEC CONTRACTS	.02	4			
SEC OTHER					

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U.S. PRIVATE SECTOR
VIRGINIA BEACH
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	138,543 SQ.FT.				138,543 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					8	7.98	8.25	5.95	9.90
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7.96	8.25	5.95	9.90	8				
MISCELLANEOUS	.05	.02	.00	.08	8				
TOTAL INCOME	8.01	8.32	6.03	9.91	8				
EXPENSE									
CLEANING	.44	.50	.26	.61	8	.44	.50	.26	.61
REPAIR-MAINT	.49	.44	.29	.64	8	.49	.44	.29	.64
UTILITIES	1.21	1.42	.71	1.66	8	1.21	1.42	.71	1.66
RDS GNDS SEC	.23	.24	.11	.37	8	.23	.24	.11	.37
ADMINISTRATIVE	.45	.47	.25	.63	8	.45	.47	.25	.63
TOTAL OPER EXP	2.81	3.21	1.97	3.57	8	2.81	3.21	1.97	3.57
FIXED EXPENSES	.68	.69	.62	.75	8	.68	.69	.62	.75
TOTAL OPER+FIXED	3.49	3.88	2.59	4.32	8	3.49	3.88	2.59	4.32
LEASING EXP	.67	.92			7				
TOTAL PAYROLL	.27	.18	.08	.42	8				
TOTAL CONTRACT	.77	.70	.50	1.06	8				

AVG SQFT OFC TEN	2636	8	AVG OFFICE OCCUPANCY	87.5	8
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	0	0	AVG RATE YR-END RENT	11.25	8
			RENTABLE GROSS SQFT	1.00	8

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.50	8	ADMIN TOTAL	.47	8
PAYROLL	.49	1	PAYROLL		
CONTRACT	.41	7	MGMT FEES	.23	8
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL	.04	3	AUDIT FEES		
REPR MAINT TOTAL	.44	8	GEN OFC EXP		
PAYROLL	.08	8	OTHER ADM EXP	.24	8
ELEVATOR	.05	3	FIXED EXP TOTAL	.69	8
HVAC	.09	8	REAL ESTATE TAX	.50	8
ELECTRICAL	.03	7	BUILDING INS	.17	8
STRUCT ROOF			PERS PROP TAX		
PLUMBING	.02	5	OTHER TAXES	.00	6
FIRE LIFE SFTY			LEASING EXPENSES	.92	7
OTHER MAINT SUP	.29	7	ADV PROMOTION		
UTILITIES TOTAL	1.42	8	COMM FEES	.34	7
ELECTRIC	1.29	8	TENANT ALTS	.57	6
GAS	.12	1	BUY-OUTS		
FUEL OIL			TOTAL PAYROLL	.18	8
PURCH STEAM			CLEANING	.49	1
PURCH CH WTR			REPAIR MAINT	.08	8
COAL			RDS GROUNDS		
WATER SEWER	.06	6	SECURITY		
RDS GNDS SEC TOT	.24	8	ADMINISTRATIVE		
RDS GNDS TOTAL	.18	8	TOTAL CONTRACTS	.70	8
RDS GNDS PAYRL			CLEANING	.41	7
RDS GNDS CONTR	.18	8	REPAIR MAINT	.05	3
RDS GNDS OTHER			RDS GROUNDS	.18	8
SECURITY TOTAL	.08	6	SECURITY	.08	6
SEC PAYROLL			ADMINISTRATIVE	.23	8
SEC CONTRACTS	.08	6			
SEC OTHER					

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Virginia Beach, VA
Washington, DC

U.S. PRIVATE SECTOR
VIRGINIA BEACH
SUBURBAN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	107,953 SQ.FT.				107,953 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	8.85	9.42		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8.85	9.42			3				
MISCELLANEOUS	.05	.00			3				
TOTAL INCOME	8.90	9.42			3				
EXPENSE									
CLEANING	.55	.52			3	.55	.52		
REPAIR-MAINT	.48	.36			3	.48	.36		
UTILITIES	1.51	1.59			3	1.51	1.59		
RDS/GNDS/SEC	.24	.31			3	.24	.31		
ADMINISTRATIVE	.53	.58			3	.53	.58		
TOTAL OPER EXP	3.31	3.52			3	3.31	3.52		
FIXED EXPENSES	.69	.74			3	.69	.74		
TOTAL OPER+FIXED	4.00	4.28			3	4.00	4.28		
LEASING EXP	.54	.46			2				
TOTAL PAYROLL	.32	.29			3				
TOTAL CONTRACT	.89	.75			3				

AVG SQFT OFC TEN	3035	3	AVG OFFICE OCCUPANCY	95.6	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	-0-	0
AVG SQFT OFC WORK	0	0	AVG RATE YR-END RENT	12.33	3
			RENTABLE GROSS SQFT	1.00	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.52	3	ADMIN TOTAL	.58	3
PAYROLL	.49	1	PAYROLL		
CONTRACT	.53	2	MGMT FEES	.35	3
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL	.04	3	AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL	.36	3	OTHER ADM EXP	.33	3
PAYROLL	.08	3			
ELEVATOR	.05	3	FIXED EXP TOTAL	.74	3
HVAC	.11	3	REAL ESTATE TAX	.57	3
ELECTRICAL	.01	2	BUILDING INS	.16	3
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES	.00	1
FIRE LIFE SFTY					
OTHER MAINT SUP	.19	2	LEASING EXPENSES	.46	2
			ADV PROMOTION		
UTILITIES TOTAL	1.59	3	COMM FEES	.17	2
ELECTRIC	1.51	3	TENANT ALTS	.58	1
GAS	.12	1	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.29	3
PURCH CH WTR			CLEANING	.49	1
COAL			REPAIR MAINT	.08	3
WATER SEWER	.06	3	RDS GROUNDS		
			SECURITY		
RDS/GNDS/SEC TOT	.31	3	ADMINISTRATIVE		
RDS/GNDS TOTAL	.31	3			
RDS/GNDS PAYRL			TOTAL CONTRACTS	.75	3
RDS/GNDS CONTR	.31	3	CLEANING	.53	2
RDS/GNDS OTHER			REPAIR MAINT	.05	3
SECURITY TOTAL	.02	1	RDS GROUNDS	.31	3
SEC PAYROLL			SECURITY	.02	1
SEC CONTRACTS	.02	1	ADMINISTRATIVE	.25	3
SEC OTHER					

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U.S. PRIVATE SECTOR
WASHINGTON
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	47 BLDS	8,585,955 SQ.FT.				7,832,423 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					47	18.81	20.51	15.95	23.03
RETAIL AREA	18.82	19.10	14.53	28.06	41				
OTHER AREA	8.04	9.31	5.44	10.44	19				
TOTAL RENT	18.67	20.45	15.82	22.45	47				
MISCELLANEOUS	.35	.15	.01	.55	42				
TOTAL INCOME	18.97	20.61	16.37	22.71	47				
EXPENSE									
CLEANING	.82	.80	.71	.94	47	.89	.89	.79	1.02
REPAIR-MAINT	1.10	1.22	.91	1.53	47	1.21	1.34	.99	1.69
UTILITIES	1.57	1.83	1.51	2.07	47	1.70	1.95	1.62	2.35
RDS GNDS SEC	.28	.16	.08	.31	46	.28	.16	.08	.31
ADMINISTRATIVE	.99	1.05	.81	1.21	46	.99	1.05	.81	1.21
TOTAL OPER EXP	4.71	5.07	4.41	5.85	47	5.14	5.56	4.63	6.46
FIXED EXPENSES	2.76	3.03	2.56	3.38	47	2.76	3.03	2.56	3.38
TOTAL OPER+FIXED	7.47	8.18	6.81	8.90	47	7.90	8.61	7.23	9.50
LEASING EXP	.37	.26	.05	.43	40				
TOTAL PAYROLL	.77	.63	.51	.80	46				
TOTAL CONTRACT	1.84	2.03	1.56	2.43	47				

AVG SQFT OFC TEN	7763	45	AVG OFFICE OCCUPANCY	95.4	47
AVG SQFT RET TEN	2982	41	AVG RETAIL OCCUPANCY	94.2	45
AVG SQFT OFC WORK	563	35	AVG RATE YR-END RENT	22.69	41
			RENTABLE GROSS SQFT	.89	47

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.81	39	ADMIN TOTAL	1.10	38
PAYROLL	.61	1	PAYROLL	.08	25
CONTRACT	.74	39	MGMT FEES	.82	34
SUP MAT MISC	.01	28	LEGAL FEES	.05	29
TRASH REMOVAL	.04	38	AUDIT FEES	.04	29
			GEN OFC EXP	.01	36
REPR MAINT TOTAL	1.22	39	OTHER ADM EXP	.01	32
PAYROLL	.53	35			
ELEVATOR	.13	39	FIXED EXP TOTAL	3.14	39
HVAC	.08	37	REAL ESTATE TAX	2.51	39
ELECTRICAL	.03	31	BUILDING INS	.16	39
STRUCT ROOF	.19	25	PERS PROP TAX	.00	30
PLUMBING	.01	32	OTHER TAXES	.26	34
FIRE LIFE SFTY	.03	4			
OTHER MAINT SUP	.33	37	LEASING EXPENSES	.21	34
			ADV PROMOTION	.02	31
UTILITIES TOTAL	1.83	39	COMM FEES	.08	32
ELECTRIC	1.71	36	TENANT ALTS	.09	21
GAS	.05	25	BUY-OUTS		
FUEL OIL	.07	17			
PURCH STEAM			TOTAL PAYROLL	.63	38
PURCH CH WTR			CLEANING	.61	1
COAL			REPAIR MAINT	.53	35
WATER SEWER	.10	39	RDS GROUNDS		
			SECURITY	.22	9
RDS GNDS SEC TOT	.13	39	ADMINISTRATIVE	.06	25
RDS GNDS TOTAL	.03	21			
RDS GNDS PAYRL			TOTAL CONTRACTS	2.22	39
RDS GNDS CONTR	.02	20	CLEANING	.74	39
RDS GNDS OTHER	.00	14	REPAIR MAINT	.44	37
SECURITY TOTAL	.12	39	RDS GROUNDS	.02	20
SEC PAYROLL	.22	9	SECURITY	.10	36
SEC CONTRACTS	.10	36	ADMINISTRATIVE	.91	34
SEC OTHER	.02	10			

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Washington, DC

U.S. PRIVATE SECTOR
WASHINGTON
DOWNTOWN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	97,142 SQ.FT.					90,114 SQ.FT.		
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	15.86	15.22		
RETAIL AREA	27.31	26.30			2				
OTHER AREA	2.43	2.43			1				
TOTAL RENT	16.65	15.54			3				
MISCELLANEOUS	1.53	.14			3				
TOTAL INCOME	18.19	18.77			3				
EXPENSE									
CLEANING	.87	.94			3	.94	.94		
REPAIR-MAINT	1.09	1.12			3	1.18	1.19		
UTILITIES	1.78	1.93			3	1.92	1.93		
RDS/GNDS/SEC	.29	.30			2	.29	.30		
ADMINISTRATIVE	1.01	.54			3	1.01	.54		
TOTAL OPER EXP	4.99	4.79			3	5.38	4.79		
FIXED EXPENSES	2.63	2.65			3	2.63	2.65		
TOTAL OPER+FIXED	7.63	6.60			3	8.01	7.13		
LEASING EXP	.33	.33			1				
TOTAL PAYROLL	.64	.61			2				
TOTAL CONTRACT	2.19	2.41			3				

AVG SQFT OFC TEN	5896	3	AVG OFFICE OCCUPANCY	98.1	3
AVG SQFT RET TEN	3314	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	193	2	AVG RATE YR-END RENT	18.67	3
			RENTABLE GROSS SQFT	.87	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.85	2
PAYROLL		
CONTRACT	.73	2
SUP MAT MISC	.06	1
TRASH REMOVAL	.09	2
REPR. MAINT TOTAL	1.02	2
PAYROLL		
ELEVATOR	.17	2
HVAC	.42	2
ELECTRICAL	.03	2
STRUCT ROOF		
PLUMBING	.03	2
FIRE LIFE SFTY		
OTHER MAINT SUP	.37	2
UTILITIES TOTAL	1.73	2
ELECTRIC	1.68	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.05	2
RDS/GNDS. SEC TOT	.30	2
RDS. GNDS TOTAL	.04	1
RDS. GNDS PAYRL		
RDS. GNDS CONTR		
RDS. GNDS OTHER	.04	1
SECURITY TOTAL	.28	2
SEC PAYROLL		
SEC CONTRACTS	.28	2
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	1.11	2
PAYROLL	.70	1
MGMT FEES	.57	2
LEGAL FEES	.07	2
AUDIT FEES		
GEN OFC EXP	.04	2
OTHER ADM EXP	.08	2
FIXED EXP TOTAL	2.91	2
REAL ESTATE TAX	2.27	2
BUILDING INS	.43	2
PERS PROP TAX		
OTHER TAXES	.21	2
LEASING EXPENSES	.33	1
ADV PROMOTION	.02	1
COMM FEES	.31	1
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL	.70	1
CLEANING		
REPAIR MAINT		
RDS. GROUNDS		
SECURITY		
ADMINISTRATIVE	.70	1
TOTAL CONTRACTS	2.52	2
CLEANING	.73	2
REPAIR MAINT	.85	2
RDS. GROUNDS		
SECURITY	.28	2
ADMINISTRATIVE	.66	2

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U.S. PRIVATE SECTOR
WASHINGTON
DOWNTOWN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	205,382 SQ.FT.					189,000 SQ.FT.		
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	20.55	20.28		
RETAIL AREA	18.26	20.37			3				
OTHER AREA	10.74	10.74			1				
TOTAL RENT	20.21	20.37			3				
MISCELLANEOUS	.21	.22			2				
TOTAL INCOME	20.35	20.37			3				
EXPENSE									
CLEANING	.98	.94			3	1.05	1.03		
REPAIR-MAINT	1.34	1.38			3	1.46	1.45		
UTILITIES	2.22	2.25			3	2.41	2.36		
RDS. GNDS. SEC	.34	.30			3	.34	.30		
ADMINISTRATIVE	1.37	1.06			3	1.37	1.06		
TOTAL OPER EXP	6.24	6.36			3	6.78	6.70		
FIXED EXPENSES	3.67	3.20			3	3.67	3.20		
TOTAL OPER+FIXED	9.91	9.46			3	10.45	9.81		
LEASING EXP	.48	.33			3				
TOTAL PAYROLL	.96	94			3				
TOTAL CONTRACT	2.31	2.59			3				

AVG SQFT OFC TEN	5425	3	AVG OFFICE OCCUPANCY	94.7	3
AVG SQFT RET TEN	3172	3	AVG RETAIL OCCUPANCY	100.0	3
AVG SQFT OFC WORK	180	2	AVG RATE YR-END RENT	24.16	3
			RENTABLE GROSS SQFT	.93	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.94	3
PAYROLL		
CONTRACT	.87	3
SUP MAT MISC	.02	3
TRASH REMOVAL	.05	3
REPR. MAINT TOTAL	1.38	3
PAYROLL	.58	3
ELEVATOR	.12	3
HVAC	.08	3
ELECTRICAL	.04	3
STRUCT ROOF	.14	2
PLUMBING	.01	3
FIRE LIFE SFTY		
OTHER MAINT SUP	.40	3
UTILITIES TOTAL	2.25	3
ELECTRIC	1.77	3
GAS	.22	3
FUEL OIL	.16	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.10	3
RDS. GNDS SEC TOT	.30	3
RDS GNDS TOTAL	.03	1
RDS GNDS PAYRL		
RDS GNDS CONTR	.03	1
RDS GNDS OTHER	.00	1
SECURITY TOTAL	.30	3
SEC PAYROLL	.29	1
SEC CONTRACTS	.16	3
SEC OTHER	.11	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	1.06	3
PAYROLL	.42	2
MGMT FEES	.85	3
LEGAL FEES	.05	2
AUDIT FEES	.11	3
GEN OFC EXP	.06	2
OTHER ADM EXP	.09	2
FIXED EXP TOTAL	3.20	3
REAL ESTATE TAX	3.01	3
BUILDING INS	.19	3
PERS PROP TAX	.00	1
OTHER TAXES	.01	3
LEASING EXPENSES	.33	3
ADV PROMOTION	.02	3
COMM FEES	.21	3
TENANT ALTS	.41	2
BUY-OUTS		
TOTAL PAYROLL	.94	3
CLEANING		
REPAIR MAINT	.58	3
RDS. GROUNDS		
SECURITY	.29	1
ADMINISTRATIVE	.42	2
TOTAL CONTRACTS	2.59	3
CLEANING	.87	3
REPAIR MAINT	.25	3
RDS GROUNDS	.03	1
SECURITY	.16	3
ADMINISTRATIVE	.95	3

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Washington, DC

U.S. PRIVATE SECTOR
WASHINGTON
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	34 BLDS 6,744,884 SQ.FT.					6,160,734 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					34	20.08	20.92	17.19	23.86
RETAIL AREA	20.11	18.74	14.47	27.12	29				
OTHER AREA	7.97	9.34	5.44	10.44	15				
TOTAL RENT	19.87	20.74	16.81	23.08	34				
MISCELLANEOUS	.33	.16	.01	.57	31				
TOTAL INCOME	20.18	20.95	16.82	23.76	34				
EXPENSE									
CLEANING	.77	.78	.71	.89	34	.84	.86	.78	.95
REPAIR-MAINT	1.14	1.26	.91	1.50	34	1.24	1.35	.98	1.77
UTILITIES	1.66	1.82	1.46	2.07	34	1.83	1.99	1.60	2.34
RDS. GNDS. SEC	.20	.11	.07	.23	34	.20	.11	.07	.23
ADMINISTRATIVE	.94	1.04	.81	1.21	34	.94	1.04	.81	1.21
TOTAL OPER EXP	4.74	4.95	4.42	5.70	34	5.16	5.54	4.77	6.31
FIXED EXPENSES	2.77	3.08	2.58	3.40	34	2.77	3.08	2.58	3.40
TOTAL OPER+FIXED	7.51	8.23	7.07	8.87	34	7.93	8.53	7.36	9.28
LEASING EXP	.42	.26	.08	.43	32				
TOTAL PAYROLL	.67	.62	.50	.78	34				
TOTAL CONTRACT	1.82	1.90	1.58	2.41	34				

AVG SQFT OFC TEN	6932	32	AVG OFFICE OCCUPANCY	94.8	34
AVG SQFT RET TEN	2843	29	AVG RETAIL OCCUPANCY	95.0	33
AVG SQFT OFC WORK	775	24	AVG RATE YR-END RENT	22.55	30
			RENTABLE GROSS SQFT	.91	34

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.80	27	ADMIN TOTAL	1.19	27
PAYROLL			PAYROLL	.08	18
CONTRACT	.74	27	MGMT FEES	.86	26
SUP MAT MISC	.01	22	LEGAL FEES	.05	22
TRASH REMOVAL	.04	27	AUDIT FEES	.05	23
			GEN OFC EXP	.01	26
REPR MAINT TOTAL	1.26	27	OTHER ADM EXP	.01	22
PAYROLL	.53	26			
ELEVATOR	.13	27	FIXED EXP TOTAL	3.20	27
HVAC	.08	25	REAL ESTATE TAX	2.58	27
ELECTRICAL	.02	22	BUILDING INS	.16	27
STRUCT ROOF	.20	20	PERS PROP TAX	.00	23
PLUMBING	.01	23	OTHER TAXES	.33	24
FIRE LIFE SFTY	.11	2			
OTHER MAINT SUP	.28	25	LEASING EXPENSES	.21	26
			ADV PROMOTION	.02	24
UTILITIES TOTAL	1.83	27	COMM FEES	.08	25
ELECTRIC	1.71	25	TENANT ALTS	.09	17
GAS	.03	18	BUY OUTS		
FUEL OIL	.07	15			
PURCH STEAM			TOTAL PAYROLL	.59	27
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.53	26
WATER SEWER	.10	27	RDS GROUNDS		
			SECURITY	.12	3
RDS GNDS SEC TOT	.10	27	ADMINISTRATIVE	.08	16
RDS GNDS TOTAL	.02	15			
RDS GNDS PAYRL			TOTAL CONTRACTS	2.16	27
RDS GNDS CONTR	.02	15	CLEANING	.74	27
RDS GNDS OTHER	.00	11	REPAIR MAINT	.37	25
SECURITY TOTAL	.10	27	RDS GROUNDS	.02	15
SEC PAYROLL	.12	3	SECURITY	.07	27
SEC CONTRACTS	.07	27	ADMINISTRATIVE	.99	26
SEC OTHER	.01	7			

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U.S. PRIVATE SECTOR
WASHINGTON
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 1,492,035 SQ.FT.					1,333,071 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	12.97	14.85	9.02	19.01
RETAIL AREA	14.34	18.22	14.16	17.76	4				
OTHER AREA	8.45	8.53			2				
TOTAL RENT	13.07	14.79	9.22	17.92	4				
MISCELLANEOUS	.33	.01			3				
TOTAL INCOME	13.30	14.80	9.22	18.36	4				
EXPENSE									
CLEANING	.99	.86	.70	1.21	4	1.11	1.01	.78	1.35
REPAIR-MAINT	.89	.81	.76	.96	4	.99	.97	.84	1.10
UTILITIES	.95	1.08	.40	1.57	4	1.01	1.12	.44	1.66
RDS. GNDS. SEC	.64	.29	.14	1.01	4	.64	.29	.14	1.01
ADMINISTRATIVE	1.20	1.05			3	1.20	1.05		
TOTAL OPER EXP	4.32	4.19	3.62	4.93	4	4.77	4.43	4.03	5.48
FIXED EXPENSES	2.55	2.60	2.25	2.92	4	2.55	2.60	2.25	2.91
TOTAL OPER+FIXED	6.87	6.75	6.34	7.37	4	7.32	6.99	6.62	8.06
LEASING EXP	.16	.08	.01	.31	4				
TOTAL PAYROLL	1.18	.60	.42	1.72	4				
TOTAL CONTRACT	1.90	2.02	1.58	2.30	4				

AVG SQFT OFC TEN	20397	4	AVG OFFICE OCCUPANCY	97.9	4
AVG SQFT RET TEN	3474	4	AVG RETAIL OCCUPANCY	90.0	4
AVG SQFT OFC WORK	361	4	AVG RATE YR-END RENT	26.85	2
			RENTABLE GROSS SQFT	.82	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.88	4	ADMIN TOTAL	1.05	3
PAYROLL	.61	1	PAYROLL	.23	3
CONTRACT	.72	4	MGMT FEES	.54	3
SUP MAT MISC	.06	2	LEGAL FEES	.05	3
TRASH REMOVAL	.04	3	AUDIT FEES	.02	3
			GEN OFC EXP	.09	3
REPR MAINT TOTAL	.81	4	OTHER ADM EXP	.11	3
PAYROLL	.31	3			
ELEVATOR	.12	4	FIXED EXP TOTAL	2.60	4
HVAC	.17	4	REAL ESTATE TAX	2.36	4
ELECTRICAL	.04	4	BUILDING INS	.19	4
STRUCT ROOF	.03	3	PERS PROP TAX	.00	3
PLUMBING	.01	4	OTHER TAXES	.16	2
FIRE LIFE SFTY	.01	2			
OTHER MAINT SUP	.15	4	LEASING EXPENSES	.08	4
			ADV PROMOTION	.00	3
UTILITIES TOTAL	1.08	4	COMM FEES	.09	3
ELECTRIC	1.48	3	TENANT ALTS	.05	2
GAS	.07	1	BUY-OUTS		
FUEL OIL	.00	1			
PURCH STEAM			TOTAL PAYROLL	.60	4
PURCH CH WTR			CLEANING	.61	1
COAL			REPAIR MAINT	.31	3
WATER SEWER	.11	4	RDS GROUNDS		
			SECURITY	.77	2
RDS GNDS SEC TOT	.29	4	ADMINISTRATIVE	.23	3
RDS GNDS TOTAL	.02	4			
RDS GNDS PAYRL			TOTAL CONTRACTS	2.02	4
RDS GNDS CONTR	.02	4	CLEANING	.72	4
RDS GNDS OTHER	.00	1	REPAIR MAINT	.50	4
SECURITY TOTAL	.26	4	RDS GROUNDS	.02	4
SEC PAYROLL	.77	2	SECURITY	.12	4
SEC CONTRACTS	.12	4	ADMINISTRATIVE	.60	3
SEC OTHER	.02	2			

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U.S. PRIVATE SECTOR
WASHINGTON/MD
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA: 16 BLDS 1,797,936 SQ.FT.					TOTAL OFFICE RENTABLE AREA: 1,737,176 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					16	13.49	13.14	8.65	13.94
RETAIL AREA	10.06	14.94	7.05	16.50	9				
OTHER AREA	7.59	7.71			3				
TOTAL RENT	13.84	13.20	8.86	14.7	16				
MISCELLANEOUS	.23	.10	.03	.17	7				
TOTAL INCOME	13.93	13.20	8.86	14.86	16				
EXPENSE									
CLEANING	.59	.64	.33	.69	15	.60	.64	.33	.71
REPAIR-MAINT	.78	.55	.46	.97	16	.80	.59	.46	.97
UTILITIES	1.43	1.37	.91	1.83	16	1.47	1.37	.91	1.86
RDS. GNDS. SEC	.25	.15	.08	.32	16	.25	.15	.08	.32
ADMINISTRATIVE	.65	.41	.33	.78	16	.65	.41	.33	.78
TOTAL OPER EXP	3.68	3.66	2.38	4.80	16	3.80	3.66	2.36	4.81
FIXED EXPENSES	1.42	1.29	1.11	1.62	16	1.42	1.29	1.11	1.62
TOTAL OPER+FIXED	5.10	4.76	3.30	6.35	16	5.22	4.78	3.30	6.36
LEASING EXP	.49	.19	.03	.53	14				
TOTAL PAYROLL	.42	.36	.27	.65	15				
TOTAL CONTRACT	1.22	1.01	.57	1.52	16				

AVG SQFT OFC TEN	6903	16	AVG OFFICE OCCUPANCY	84.6	16
AVG SQFT RET TEN	2226	9	AVG RETAIL OCCUPANCY	23.0	9
AVG SQFT OFC WORK	305	12	AVG RATE YR-END RENT	16.09	16
			RENTABLE GROSS SQFT	.89	15

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.65	11	ADMIN TOTAL	.72	11
PAYROLL			PAYROLL	.08	10
CONTRACT	.60	11	MGMT FEES	.41	11
SUP MAT MISC	.00	9	LEGAL FEES	.06	10
TRASH REMOVAL	.04	11	AUDIT FEES	.11	7
REPR. MAINT TOTAL	.58	11	GEN OFC EXP	.08	10
PAYROLL	.29	11	OTHER ADM EXP	.03	11
ELEVATOR	.08	11	FIXED EXP TOTAL	1.38	11
HVAC	.09	11	REAL ESTATE TAX	1.33	11
ELECTRICAL	.04	6	BUILDING INS	.21	11
STRUCT ROOF	.03	6	PERS PROP TAX		
PLUMBING	.01	6	OTHER TAXES		
FIRE, LIFE SFTY	.00	1	LEASING EXPENSES	.30	11
OTHER MAINT SUP	.13	11	ADV PROMOTION	.09	9
UTILITIES TOTAL	1.75	11	COMM FEES	.16	10
ELECTRIC	1.57	11	TENANT ALTS	.44	6
GAS	.08	2	BUY-OUTS		
FUEL OIL	.04	5	TOTAL PAYROLL	.34	11
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR, MAINT	.29	11
COAL			RDS. GROUNDS		
WATER, SEWER	.09	11	SECURITY	.00	1
RDS. GNDS. SEC TOT	.19	11	ADMINISTRATIVE	.08	10
RDS. GNDS TOTAL	.11	11	TOTAL CONTRACTS	1.31	11
RDS. GNDS PAYRL			CLEANING	.60	11
RDS. GNDS CONTR	.08	9	REPAIR, MAINT	.14	7
RDS. GNDS OTHER	.02	7	RDS. GROUNDS	.08	9
SECURITY TOTAL	.08	11	SECURITY	.08	11
SEC PAYROLL	.00	1	ADMINISTRATIVE	.55	9
SEC CONTRACTS	.08	11			
SEC OTHER					

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U.S. PRIVATE SECTOR
WASHINGTON/MD
SUBURBAN 50,000 - 100,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA: 5 BLDS 309,911 SQ.FT.					TOTAL OFFICE RENTABLE AREA: 302,781 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	9.64	8.55	4.64	13.70
RETAIL AREA	14.94	14.94			1				
OTHER AREA	7.92	7.92			1				
TOTAL RENT	9.75	8.55	4.64	13.7	5				
MISCELLANEOUS	.05	.05	.02	.09	4				
TOTAL INCOME	9.79	8.55	4.73	13.73	5				
EXPENSE									
CLEANING	.45	.52	.13	.65	5	.46	.52	.13	.66
REPAIR-MAINT	.81	.49	.26	1.14	5	.83	.49	.26	1.20
UTILITIES	1.18	1.34	.50	1.57	5	1.21	1.34	.50	1.34
RDS. GNDS. SEC	.10	.13	.03	.17	5	.10	.13	.03	.17
ADMINISTRATIVE	.49	.39	.27	.62	5	.49	.39	.27	.62
TOTAL OPER EXP	3.03	2.82	1.32	4.06	5	3.10	2.82	1.32	4.26
FIXED EXPENSES	1.14	1.13	.52	1.49	5	1.14	1.13	.52	1.49
TOTAL OPER+FIXED	4.17	3.47	2.12	5.52	5	4.24	3.47	2.12	5.71
LEASING EXP	.03	.03			3				
TOTAL PAYROLL	.48	.39	.23	.59	4				
TOTAL CONTRACT	1.02	.78	.31	1.47	5				

AVG SQFT OFC TEN	7655	5	AVG OFFICE OCCUPANCY	83.4	5
AVG SQFT RET TEN	1584	1	AVG RETAIL OCCUPANCY	24.0	1
AVG SQFT OFC WORK	779	2	AVG RATE YR-END RENT	12.98	5
			RENTABLE GROSS SQFT	.98	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.67	1	ADMIN TOTAL	.84	1
PAYROLL			PAYROLL	.05	1
CONTRACT	.60	1	MGMT FEES	.58	1
SUP MAT MISC	.02	1	LEGAL FEES	.06	1
TRASH REMOVAL	.05	1	AUDIT FEES	.11	1
REPR. MAINT TOTAL	1.75	1	GEN OFC EXP	.02	1
PAYROLL	.71	1	OTHER ADM EXP	.01	1
ELEVATOR	.08	1	FIXED EXP TOTAL	1.78	1
HVAC	.01	1	REAL ESTATE TAX	1.54	1
ELECTRICAL	.09	1	BUILDING INS	.24	1
STRUCT ROOF	.38	1	PERS PROP TAX		
PLUMBING	.00	1	OTHER TAXES		
FIRE, LIFE SFTY			LEASING EXPENSES	.03	1
OTHER MAINT SUP	.51	1	ADV PROMOTION	.00	1
UTILITIES TOTAL	1.75	1	COMM. FEES	.02	1
ELECTRIC	1.57	1	TENANT ALTS		
GAS	.00	1	BUY-OUTS		
FUEL OIL	.07	1	TOTAL PAYROLL	.76	1
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR, MAINT	.71	1
COAL			RDS. GROUNDS		
WATER, SEWER	.11	1	SECURITY		
RDS. GNDS. SEC TOT	.02	1	ADMINISTRATIVE	.05	1
RDS. GNDS TOTAL	.02	1	TOTAL CONTRACTS	1.93	1
RDS. GNDS PAYRL			CLEANING	.60	1
RDS. GNDS CONTR	.01	1	REPAIR, MAINT	.54	1
RDS. GNDS OTHER	.01	1	RDS. GROUNDS	.01	1
SECURITY TOTAL	.00	1	SECURITY	.00	1
SEC PAYROLL			ADMINISTRATIVE	.77	1
SEC CONTRACTS	.00	1			
SEC OTHER					

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Washington, DC/MD

U.S. PRIVATE SECTOR
WASHINGTON/MD
SUBURBAN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	748,141 SQ.FT.				734,950 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	13.14	13.04	9.98	16.03
RETAIL AREA	9.75	11.59			2				
OTHER AREA									
TOTAL RENT	13.44	13.17	10.19	16.23	5				
MISCELLANEOUS	.32	.17			3				
TOTAL INCOME	13.67	13.17	10.51	16.36	5				
EXPENSE									
CLEANING	.66	.65	.59	.74	5	.67	.69	.60	.74
REPAIR-MAINT	.98	.81	.49	1.43	5	.99	.81	.51	1.43
UTILITIES	1.66	1.63	1.16	1.89	5	1.68	1.63	1.16	1.95
RDS GNDS SEC	.27	.19	.13	.55	5	.27	.19	.13	.55
ADMINISTRATIVE	.72	.69	.36	1.12	5	.72	.69	.36	1.12
TOTAL OPER EXP	4.29	3.73	3.66	5.02	5	4.35	3.77	3.66	5.18
FIXED EXPENSES	1.53	1.37	1.12	1.96	5	1.53	1.37	1.12	1.96
TOTAL OPER+FIXED	5.82	5.10	4.78	6.98	5	5.87	5.14	4.78	7.15
LEASING EXP	.23	.28	.07	.38	5				
TOTAL PAYROLL	.48	.55	.26	.65	5				
TOTAL CONTRACT	1.21	1.17	.99	1.52	5				

AVG SQFT OFC TEN	7562	5	AVG OFFICE OCCUPANCY	95.7	5
AVG SQFT RET TEN	3156	2	AVG RETAIL OCCUPANCY	47.8	2
AVG SQFT OFC WORK	238	4	AVG RATE YR-END RENT	16.73	5
			RENTABLE GROSS SQFT	.78	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.65	4
PAYROLL		
CONTRACT	.60	4
SUP MAT MISC	.00	2
TRASH REMOVAL	.04	4
REPR MAINT TOTAL	.69	4
PAYROLL	.28	4
ELEVATOR	.08	4
HVAC	.15	4
ELECTRICAL	.04	3
STRUCT ROOF	.00	3
PLUMBING	.01	3
FIRE LIFE SFTY	.00	1
OTHER MAINT SUP	.12	4
UTILITIES TOTAL	1.54	4
ELECTRIC	1.37	4
GAS	.17	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.09	4
RDS GNDS SEC TOT	.35	4
RDS GNDS TOTAL	.11	4
RDS GNDS PAYRL		
RDS GNDS CONTR	.08	4
RDS GNDS OTHER	.03	4
SECURITY TOTAL	.24	4
SEC PAYROLL	.00	1
SEC CONTRACTS	.24	4
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.70	4
PAYROLL	.15	3
MGMT FEES	.35	4
LEGAL FEES	.04	3
AUDIT FEES		
GEN OFC EXP	.10	3
OTHER ADM EXP	.04	4
FIXED EXP TOTAL	1.26	4
REAL ESTATE TAX	1.20	4
BUILDING INS	.13	4
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES	.29	4
ADV PROMOTION	.05	2
COMM FEES	.18	3
TENANT ALTS	.27	2
BUY-OUTS		
TOTAL PAYROLL	.41	4
CLEANING		
REPAIR MAINT	.28	4
RDS GROUNDS		
SECURITY	.00	1
ADMINISTRATIVE	.15	3
TOTAL CONTRACTS	1.24	4
CLEANING	.60	4
REPAIR MAINT	.13	4
RDS GROUNDS	.08	4
SECURITY	.24	4
ADMINISTRATIVE	.50	2

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Washington, DC/VA

U.S. PRIVATE SECTOR
WASHINGTON/VA
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	48 BLDS	9,817,221 SQ.FT.				9,256,454 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					48	16.10	16.01	14.52	19.00
RETAIL AREA	12.37	14.26	9.24	18.22	25				
OTHER AREA	5.29	6.20	3.66	12.30	17				
TOTAL RENT	15.56	15.62	14.23	18.43	48				
MISCELLANEOUS	.15	.01	.00	.16	41				
TOTAL INCOME	15.68	15.91	14.46	18.93	48				
EXPENSE									
CLEANING	.76	.82	.61	.93	48	.80	.86	.72	.95
REPAIR-MAINT	1.05	.98	.83	1.30	48	1.11	1.03	.86	1.32
UTILITIES	1.08	1.25	1.08	1.55	48	1.12	1.35	1.15	1.64
RDS GNDS SEC	.15	.14	.08	.22	48	.15	.14	.08	.22
ADMINISTRATIVE	.85	.95	.66	1.14	48	.85	.95	.66	1.14
TOTAL OPER EXP	3.86	4.30	3.40	4.80	48	4.09	4.42	3.57	5.19
FIXED EXPENSES	1.34	1.40	1.29	1.57	48	1.34	1.40	1.29	1.57
TOTAL OPER+FIXED	5.20	5.90	4.81	6.46	48	5.43	5.95	4.89	6.92
LEASING EXP	.24	.15	.07	.39	48				
TOTAL PAYROLL	.49	.49	.41	.70	42				
TOTAL CONTRACT	1.94	2.16	.99	2.67	48				

AVG SQFT OFC TEN	9785	47	AVG OFFICE OCCUPANCY	95.1	48
AVG SQFT RET TEN	2641	22	AVG RETAIL OCCUPANCY	95.3	24
AVG SQFT OFC WORK	1453	33	AVG RATE YR-END RENT	19.08	44
			RENTABLE GROSS SQFT	.99	48

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.85	44
PAYROLL	.05	2
CONTRACT	.77	44
SUP MAT MISC	.01	39
TRASH REMOVAL	.06	42
REPR MAINT TOTAL	.98	44
PAYROLL	.40	37
ELEVATOR	.13	42
HVAC	.08	37
ELECTRICAL	.03	43
STRUCT ROOF	.18	36
PLUMBING	.01	39
FIRE LIFE SFTY	.00	3
OTHER MAINT SUP	.17	43
UTILITIES TOTAL	1.25	44
ELECTRIC	1.19	41
GAS	.04	18
FUEL OIL	.01	12
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.07	36
RDS GNDS SEC TOT	.14	44
RDS GNDS TOTAL	.05	43
RDS GNDS PAYRL	.04	2
RDS GNDS CONTR	.04	36
RDS GNDS OTHER	.01	40
SECURITY TOTAL	.09	42
SEC PAYROLL	.29	1
SEC CONTRACTS	.09	39
SEC OTHER	.03	7

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.95	44
PAYROLL	.06	36
MGMT FEES	.76	42
LEGAL FEES	.04	42
AUDIT FEES	.03	40
GEN OFC EXP	.01	39
OTHER ADM EXP	.01	42
FIXED EXP TOTAL	1.40	44
REAL ESTATE TAX	1.17	41
BUILDING INS	.14	44
PERS PROP TAX	.00	34
OTHER TAXES	.07	36
LEASING EXPENSES	.15	42
ADV PROMOTION	.02	41
COMM FEES	.05	40
TENANT ALTS	.04	35
BUY-OUTS	.45	1
TOTAL PAYROLL	.47	36
CLEANING	.05	2
REPAIR MAINT	.40	37
RDS GROUNDS	.04	2
SECURITY	.29	1
ADMINISTRATIVE	.06	36
TOTAL CONTRACTS	2.32	44
CLEANING	.77	44
REPAIR MAINT	.47	40
RDS GROUNDS	.04	36
SECURITY	.09	39
ADMINISTRATIVE	.84	40

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Washington, DC/VA

U.S. PRIVATE SECTOR
WASHINGTON/VA
SUBURBAN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	65,689 SQ.FT.					81,320 SQ.FT.		
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	14.27	14.67		
RETAIL AREA	12.02	12.02			1				
OTHER AREA									
TOTAL RENT	14.15	14.67			3				
MISCELLANEOUS	1.16	1.24			2				
TOTAL INCOME	15.10	14.67			3				
EXPENSE									
CLEANING	.83	.96			3	.88	.96		
REPAIR-MAINT	.75	.90			3	.79	1.04		
UTILITIES	1.71	1.94			3	1.60	2.24		
RDS GNDS SEC	.13	.18			3	.15	.18		
ADMINISTRATIVE	1.15	.82			3	1.15	.82		
TOTAL OPER EXP	4.60	5.72			3	4.85	5.72		
FIXED EXPENSES	1.68	1.49			3	1.68	1.49		
TOTAL OPER+FIXED	6.28	7.21			3	6.53	7.21		
LEASING EXP	1.39	.62			3				
TOTAL PAYROLL									
TOTAL CONTRACT	1.82	2.77			3				

AVG SQFT OFC TEN	1691	3	AVG OFFICE OCCUPANCY	95.7	3
AVG SQFT RET TEN	1092	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	228	1	AVG RATE YR-END RENT	15.58	3
			RENTABLE GROSS SQFT	.95	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.96	3	ADMIN TOTAL	.82	3
PAYROLL			PAYROLL		
CONTRACT	.81	3	MGMT FEES	.61	3
SUP MAT MISC	.06	2	LEGAL FEES	.15	2
TRASH REMOVAL	.09	3	AUDIT FEES	.05	3
			GEN OFC EXP	.03	2
			OTHER ADM EXP	.57	2
REPR MAINT TOTAL	.90	3			
PAYROLL			FIXED EXP TOTAL	1.49	3
ELEVATOR	.18	2	REAL ESTATE TAX	1.17	3
HVAC	.27	3	BUILDING INS	.10	3
ELECTRICAL	.09	3	PERS PROP TAX	.04	2
STRUCT ROOF	.18	1	OTHER TAXES	.04	2
PLUMBING	.05	2			
FIRE LIFE SFTY			LEASING EXPENSES	.62	3
OTHER MAINT SUP	.40	2	ADV PROMOTION	.03	3
			COMM FEES	.19	3
UTILITIES TOTAL	1.94	3	TENANT ALTS	.32	3
ELECTRIC	1.94	3	BUY-OUTS		
GAS	.09	1			
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER	.12	2	SECURITY		
			ADMINISTRATIVE		
RDS GNDS SEC TOT	.18	3			
RDS GNDS TOTAL	.12	2	TOTAL CONTRACTS	2.77	3
RDS GNDS PAYRL			CLEANING	.81	3
RDS GNDS CONTR	.17	1	REPAIR MAINT	.99	2
RDS GNDS OTHER	.07	1	RDS GROUNDS	.17	1
SECURITY TOTAL	.05	3	SECURITY	.18	1
SEC PAYROLL			ADMINISTRATIVE	.90	2
SEC CONTRACTS	.18	1			
SEC OTHER	.04	2			

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U.S. PRIVATE SECTOR
WASHINGTON/VA
SUBURBAN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	248,045 SQ.FT.					228,329 SQ.FT.		
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	12.54	12.11	11.54	13.58
RETAIL AREA	16.31	15.83			2				
OTHER AREA	3.13	3.13			1				
TOTAL RENT	13.02	12.97	11.79	14.15	4				
MISCELLANEOUS	1.03	.78	.51	1.74	4				
TOTAL INCOME	14.05	14.02	13.25	14.93	4				
EXPENSE									
CLEANING	.74	.78	.61	.94	4	.80	.83	.68	1.00
REPAIR-MAINT	1.09	1.08	.69	1.46	4	1.18	1.22	.74	1.57
UTILITIES	1.84	1.82	1.67	1.95	4	1.98	1.93	1.70	2.21
RDS GNDS SEC	.11	.09	.06	.18	4	.11	.09	.06	.18
ADMINISTRATIVE	1.21	1.17	1.04	1.39	4	1.21	1.17	1.04	1.39
TOTAL OPER EXP	4.99	4.93	4.25	5.73	4	5.40	5.82	4.54	6.20
FIXED EXPENSES	1.12	1.18	.82	1.63	4	1.12	1.18	.82	1.63
TOTAL OPER+FIXED	6.11	6.56	5.32	6.91	4	6.52	7.08	5.61	7.38
LEASING EXP	.39	.35	.13	.59	4				
TOTAL PAYROLL	.74	.76	.49	.96	4				
TOTAL CONTRACT	.74	.73	.33	1.36	4				

AVG SQFT OFC TEN	8365	3	AVG OFFICE OCCUPANCY	98.4	4
AVG SQFT RET TEN	1308	2	AVG RETAIL OCCUPANCY	96.8	2
AVG SQFT OFC WORK	235	1	AVG RATE YR-END RENT	18.13	4
			RENTABLE GROSS SQFT	.97	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.94	3	ADMIN TOTAL	1.13	3
PAYROLL	.03	1	PAYROLL	.34	3
CONTRACT	.79	3	MGMT FEES	.51	3
SUP MAT MISC	.06	3	LEGAL FEES	.01	3
TRASH REMOVAL	.09	2	AUDIT FEES	.09	3
			GEN OFC EXP	.07	2
			OTHER ADM EXP	.13	3
REPR MAINT TOTAL	.79	3			
PAYROLL	.47	2	FIXED EXP TOTAL	1.01	3
ELEVATOR	.11	3	REAL ESTATE TAX	.91	3
HVAC	.17	3	BUILDING INS	.20	3
ELECTRICAL	.01	3	PERS PROP TAX		
STRUCT ROOF	.02	2	OTHER TAXES	.05	1
PLUMBING	.03	2			
FIRE LIFE SFTY	.00	1	LEASING EXPENSES	.20	3
OTHER MAINT SUP	.25	3	ADV PROMOTION	.03	3
			COMM FEES	.16	2
UTILITIES TOTAL	1.79	3	TENANT ALTS	.05	2
ELECTRIC	1.47	3	BUY-OUTS	.45	1
GAS	.22	2			
FUEL OIL			TOTAL PAYROLL	.69	3
PURCH STEAM			CLEANING	.03	1
PURCH CH WTR			REPAIR MAINT	.47	2
COAL			RDS GROUNDS	.04	1
WATER SEWER	.09	3	SECURITY		
			ADMINISTRATIVE	.34	3
RDS GNDS SEC TOT	.12	3			
RDS GNDS TOTAL	.11	3	TOTAL CONTRACTS	.92	3
RDS GNDS PAYRL	.04	1	CLEANING	.79	3
RDS GNDS CONTR	.09	1	REPAIR MAINT	.60	1
RDS GNDS OTHER	.07	3	RDS GROUNDS	.09	1
SECURITY TOTAL	.01	1	SECURITY	.01	1
SEC PAYROLL			ADMINISTRATIVE	.23	2
SEC CONTRACTS	.01	1			
SEC OTHER					

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Washington, DC/VA

U.S. PRIVATE SECTOR
WASHINGTON/VA
SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	23 BLDS 4,784,694 SQ.FT.					4,648,297 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					23	16.74	16.32	15.19	19.61
RETAIL AREA	13.15	14.26	9.34	20.00	11				
OTHER AREA	4.87	7.44	2.34	14.32	6				
TOTAL RENT	16.63	16.15	15.22	19.48	23				
MISCELLANEOUS	.07	.01	.00	.08	18				
TOTAL INCOME	16.68	16.21	15.22	19.49	23				
EXPENSE									
CLEANING	.74	.81	.58	.89	23	.77	.81	.58	.99
REPAIR-MAINT	1.13	.98	.83	1.35	23	1.17	1.00	.83	1.39
UTILITIES	1.20	1.25	.99	1.44	23	1.23	1.30	.99	1.48
RDS GNDS SEC	.18	.16	.07	.23	23	.18	.16	.07	.23
ADMINISTRATIVE	.86	.90	.59	1.10	23	.86	.90	.59	1.10
TOTAL OPER EXP	4.11	4.30	3.22	4.79	23	4.23	4.54	3.22	5.09
FIXED EXPENSES	1.31	1.40	1.24	1.56	23	1.31	1.40	1.24	1.56
TOTAL OPER+FIXED	5.42	5.92	4.78	6.35	23	5.54	6.13	4.78	6.65
LEASING EXP	.25	.14	.06	.23	21				
TOTAL PAYROLL	.53	.49	.44	.77	23				
TOTAL CONTRACT	2.05	2.38	1.05	2.86	23				

AVG SQFT OFC TEN	8982	23	AVG OFFICE OCCUPANCY	92.0	23
AVG SQFT RET TEN	2902	9	AVG RETAIL OCCUPANCY	95.7	10
AVG SQFT OFC WORK	933	20	AVG RATE YR-END RENT	19.85	22
			RENTABLE GROSS SQFT	.98	23

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.83	21	ADMIN TOTAL	.90	21
PAYROLL	.06	1	PAYROLL	.06	19
CONTRACT	.77	21	MGMT FEES	.77	19
SUP MAT MISC	.01	20	LEGAL FEES	.04	20
TRASH REMOVAL	.06	20	AUDIT FEES	.03	17
			GEN OFC EXP	.01	21
REPR MAINT TOTAL	1.03	21	OTHER ADM EXP	.01	20
PAYROLL	.40	21			
ELEVATOR	.13	20	FIXED EXP TOTAL	1.40	21
HVAC	.08	19	REAL ESTATE TAX	1.16	18
ELECTRICAL	.04	20	BUILDING INS	.14	21
STRUCT ROOF	.18	19	PERS PROP TAX	.00	18
PLUMBING	.01	18	OTHER TAXES	.08	19
FIRE LIFE SFTY	.00	2			
OTHER MAINT SUP	.15	21	LEASING EXPENSES	.11	19
			ADV PROMOTION	.02	18
UTILITIES TOTAL	1.25	21	COMM FEES	.04	18
ELECTRIC	1.19	21	TENANT ALTS	.03	14
GAS	.03	6	BUY-OUTS		
FUEL OIL	.02	7			
PURCH STEAM			TOTAL PAYROLL	.49	21
PURCH CH WTR			CLEANING	.06	1
COAL			REPAIR MAINT	.40	21
WATER SEWER	.07	19	RDS GROUNDS	.04	1
			SECURITY	.29	4
RDS GNDS SEC TOT	.17	21	ADMINISTRATIVE	.06	19
RDS GNDS TOTAL	.05	21			
RDS GNDS PAYRL	.04	1	TOTAL CONTRACTS	2.42	21
RDS GNDS CONTR	.04	20	CLEANING	.77	21
RDS GNDS OTHER	.01	19	REPAIR MAINT	.48	20
SECURITY TOTAL	.10	21	RDS GROUNDS	.04	20
SEC PAYROLL	.29	1	SECURITY	.09	20
SEC CONTRACTS	.09	20	ADMINISTRATIVE	.84	19
SEC OTHER	.01	2			

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U.S. PRIVATE SECTOR
WASHINGTON/VA
SUBURBAN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS 2,785,975 SQ.FT.					2,417,460 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					7	19.28	18.83	15.65	22.86
RETAIL AREA	11.25	9.20	6.46	19.42	5				
OTHER AREA	9.93	12.30	8.55	13.81	4				
TOTAL RENT	17.15	18.37	15.62	22.86	7				
MISCELLANEOUS	.06	.02	.00	.16	6				
TOTAL INCOME	17.20	18.52	15.78	22.86	7				
EXPENSE									
CLEANING	.72	.78	.63	.90	7	.83	.86	.72	.90
REPAIR-MAINT	.89	1.01	.83	1.03	7	1.03	1.03	.95	1.07
UTILITIES	1.16	1.21	1.14	1.39	7	1.34	1.35	1.22	1.55
RDS GNDS SEC	.15	.14	.12	.17	7	.15	.14	.12	.17
ADMINISTRATIVE	.87	1.03	.46	1.14	7	.87	1.03	.46	1.14
TOTAL OPER EXP	3.79	4.29	3.52	4.41	7	4.37	4.36	4.34	4.43
FIXED EXPENSES	1.32	1.47	1.34	1.57	7	1.32	1.47	1.34	1.57
TOTAL OPER+FIXED	5.11	5.63	5.09	5.93	7	5.69	5.90	5.58	5.96
LEASING EXP	.16	.09	.03	.22	7				
TOTAL PAYROLL	.42	.46	.35	.50	7				
TOTAL CONTRACT	1.91	2.32	1.00	2.50	7				

AVG SQFT OFC TEN	8156	7	AVG OFFICE OCCUPANCY	98.2	7
AVG SQFT RET TEN	3904	4	AVG RETAIL OCCUPANCY	99.0	5
AVG SQFT OFC WORK	42380	3	AVG RATE YR-END RENT	20.50	7
			RENTABLE GROSS SQFT	1.00	7

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.82	6	ADMIN TOTAL	1.05	6
PAYROLL			PAYROLL	.05	6
CONTRACT	.76	6	MGMT FEES	.92	6
SUP MAT MISC	.01	6	LEGAL FEES	.04	6
TRASH REMOVAL	.06	6	AUDIT FEES	.03	6
			GEN OFC EXP	.01	6
REPR MAINT TOTAL	.95	6	OTHER ADM EXP	.01	6
PAYROLL	.36	6			
ELEVATOR	.13	6	FIXED EXP TOTAL	1.42	6
HVAC	.08	6	REAL ESTATE TAX	1.23	6
ELECTRICAL	.01	6	BUILDING INS	.13	6
STRUCT ROOF	.18	6	PERS PROP TAX	.00	6
PLUMBING	.01	6	OTHER TAXES	.09	5
FIRE LIFE SFTY					
OTHER MAINT SUP	.11	6	LEASING EXPENSES	.09	6
			ADV PROMOTION	.02	6
UTILITIES TOTAL	1.22	6	COMM FEES	.07	6
ELECTRIC	1.18	6	TENANT ALTS	.01	5
GAS	.05	4	BUY-OUTS		
FUEL OIL	.01	2			
PURCH STEAM			TOTAL PAYROLL	.41	6
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.36	6
WATER SEWER	.03	6	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.13	6	ADMINISTRATIVE	.05	6
RDS GNDS TOTAL	.05	6			
RDS GNDS PAYRL			TOTAL CONTRACTS	2.35	6
RDS GNDS CONTR	.04	6	CLEANING	.76	6
RDS GNDS OTHER	.00	6	REPAIR MAINT	.43	6
SECURITY TOTAL	.09	6	RDS GROUNDS	.04	6
SEC PAYROLL			SECURITY	.09	6
SEC CONTRACTS	.09	6	ADMINISTRATIVE	.98	6
SEC OTHER					

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Wichita, KS

U.S. PRIVATE SECTOR
WICHITA
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 744,442 SQ.FT.					587,308 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	8.09	8.99	5.70	10.07
RETAIL AREA	6.74	6.74			1				
OTHER AREA									
TOTAL RENT	6.70	6.66	5.03	9.27	5				
MISCELLANEOUS	.01	.01			3				
TOTAL INCOME	6.71	6.66	5.05	9.26	5				
EXPENSE									
CLEANING	.77	.73	.43	.95	5	.97	.74	.58	1.09
REPAIR-MAINT	.88	.76	.51	1.41	5	1.11	.84	.68	1.49
UTILITIES	2.29	1.89	1.24	2.82	5	2.75	1.92	1.60	3.04
RDS/GNDS/SEC	.24	.02			3	.24	.02		
ADMINISTRATIVE	.23	.31	.11	.53	5	.23	.31	.11	.53
TOTAL OPER EXP	4.30	3.92	2.35	5.72	5	5.27	4.10	3.29	5.91
FIXED EXPENSES	.99	.50	.41	1.31	5	.99	.50	.41	1.31
TOTAL OPER+FIXED	5.28	4.83	2.76	6.82	5	6.28	4.83	3.79	7.02
LEASING EXP	.50	.45			3				
TOTAL PAYROLL	.44	.45	.21	.65	5				
TOTAL CONTRACT	1.09	.80	.64	1.48	5				

AVG SQFT OFC TEN	5443	5	AVG OFFICE OCCUPANCY	95.5	5
AVG SQFT RET TEN	8678	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	281	5	AVG RATE YR-END RENT	11.97	5
			RENTABLE GROSS SQFT	.83	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.73	5	ADMIN TOTAL	.31	5
PAYROLL			PAYROLL	.30	2
CONTRACT	.64	5	MGMT FEES	.35	2
SUP MAT MISC	.04	4	LEGAL FEES	.06	2
TRASH REMOVAL	.03	5	AUDIT FEES	.01	2
			GEN OFC EXP	.00	3
REPR MAINT TOTAL	.76	5	OTHER ADM EXP	.02	3
PAYROLL	.29	5			
ELEVATOR	.13	5	FIXED EXP TOTAL	.50	5
HVAC	.14	5	REAL ESTATE TAX	.40	5
ELECTRICAL	.02	5	BUILDING INS	.09	5
STRUCT ROOF	.11	3	PERS PROP TAX	.00	1
PLUMBING	.01	5	OTHER TAXES	.01	4
FIRE LIFE SFTY	.02	2			
OTHER MAINT SUP	.11	5	LEASING EXPENSES	.45	3
			ADV PROMOTION	.05	3
UTILITIES TOTAL	1.89	5	COMM FEES	.14	3
ELECTRIC	1.55	5	TENANT ALTS	.27	3
GAS	.21	5	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.45	5
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.29	5
WATER SEWER	.03	5	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.02	3	ADMINISTRATIVE	.30	2
RDS GNDS TOTAL	.01	3			
RDS GNDS PAYRL			TOTAL CONTRACTS	.80	5
RDS GNDS CONTR	.01	3	CLEANING	.64	5
RDS GNDS OTHER			REPAIR MAINT	.17	3
SECURITY TOTAL	.31	1	RDS GROUNDS	.01	3
SEC PAYROLL			SECURITY	.31	1
SEC CONTRACTS	.31	1	ADMINISTRATIVE	.15	4
SEC OTHER					

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. PRIVATE SECTOR
WICHITA
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					* TOTAL OFFICE RENTABLE AREA			
	3 BLDS 642,697 SQ.FT.					485,563 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	6.37	9.46		
RETAIL AREA	6.74	6.74			1				
OTHER AREA									
TOTAL RENT	6.69	6.66			3				
MISCELLANEOUS	.00	.00			1				
TOTAL INCOME	6.69	6.66			3				
EXPENSE									
CLEANING	.80	.73			3	1.05	.87		
REPAIR-MAINT	.86	.76			3	1.13	.84		
UTILITIES	2.40	1.89			3	2.97	2.37		
RDS. GNDS. SEC	.32	.32			1	.32	.32		
ADMINISTRATIVE	.20	.21			3	.20	.21		
TOTAL OPER EXP	4.40	3.92			3	5.59	4.10		
FIXED EXPENSES	1.07	.91			3	1.07	.91		
TOTAL OPER+FIXED	5.47	4.83			3	6.67	4.83		
LEASING EXP	.05	.05			1				
TOTAL PAYROLL	.45	.64			3				
TOTAL CONTRACT	1.11	.80			3				

AVG SQFT OFC TEN	8137	3	AVG OFFICE OCCUPANCY	97.2	3
AVG SQFT RET TEN	8676	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	296	3	AVG RATE YR-END RENT	12.95	3
			RENTABLE GROSS SQFT	.81	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.73	3	ADMIN TOTAL	.21	3
PAYROLL			PAYROLL	.30	2
CONTRACT	.64	3	MGMT FEES		
SUP MAT MISC	.06	3	LEGAL FEES		
TRASH REMOVAL	.03	3	AUDIT FEES	.01	2
			GEN OFC EXP	.00	3
REPR MAINT TOTAL	.76	3	OTHER ADM EXP	.05	1
PAYROLL	.23	3			
ELEVATOR	.13	3	FIXED EXP TOTAL	.91	3
HVAC	.14	3	REAL ESTATE TAX	.75	3
ELECTRICAL	.06	3	BUILDING INS	.14	3
STRUCT ROOF	.11	1	PERS PROP TAX	.00	1
PLUMBING	.01	3	OTHER TAXES	.01	3
FIRE LIFE SFTY	.02	2			
OTHER MAINT SUP	.08	3	LEASING EXPENSES	.05	1
			ADV PROMOTION	.03	1
UTILITIES TOTAL	1.89	3	COMM FEES	.01	1
ELECTRIC	1.72	3	TENANT ALTS	.01	1
GAS	.15	3	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.64	3
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.23	3
WATER SEWER	.02	3	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.32	1	ADMINISTRATIVE	.30	2
RDS GNDS TOTAL	.01	1			
RDS GNDS PAYRL			TOTAL CONTRACTS	.80	3
RDS GNDS CONTR	.01	1	CLEANING	.64	3
RDS GNDS OTHER			REPAIR MAINT	.17	3
SECURITY TOTAL	.31	1	RDS GROUNDS	.01	1
SEC PAYROLL			SECURITY	.31	1
SEC CONTRACTS	.31	1	ADMINISTRATIVE	.01	2
SEC OTHER					

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U.S. PRIVATE SECTOR
WILMINGTON
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	3,139,541 SQ.FT.				3,029,321 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					9	8.87	11.08	5.18	12.45
RETAIL AREA	10.16	12.94	-		8				
OTHER AREA									
TOTAL RENT	8.58	11.19	5.13	12.87	9				
MISCELLANEOUS	1.99	2.13			2				
TOTAL INCOME	8.83	11.30	5.13	14.80	9				
EXPENSE									
CLEANING	.83	.73	.71	.90	10	.88	.78	.78	.91
REPAIR MAINT	1.70	1.73	.62	2.08	10	1.76	1.76	.84	2.21
UTILITIES	1.60	1.59	1.51	2.74	10	1.62	1.59	1.52	2.82
RDS GRDS SEC	.55	.54	.28	1.44	10	.55	.54	.28	1.44
ADMINISTRATIVE	.54	.58	.26	.88	10	.54	.58	.26	.88
TOTAL OPER EXP	5.23	5.18	4.38	7.04	10	5.38	5.27	4.73	7.07
FIXED EXPENSES	1.05	.62	.39	1.23	10	1.05	.62	.39	1.23
TOTAL OPER+FIXED	6.28	6.40	4.83	7.89	10	6.43	6.49	5.18	7.93
LEASING EXP	.59	.60			8				
TOTAL PAYROLL	1.28	.90	.35	1.22	10				
TOTAL CONTRACT	1.09	2.77	.60	3.49	10				

AVG SQFT OFC TEN	56061	9	AVG OFFICE OCCUPANCY	96.9	10
AVG SQFT RET TEN	1591	9	AVG RETAIL OCCUPANCY	75.0	9
AVG SQFT OFC WORK	338	10	AVG RATE YR END RENT	16.83	9
			RENTABLE GROSS SQFT	.92	10

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.73	10	ADMIN TOTAL	.58	10
PAYROLL	.11	7	PAYROLL	.04	8
CONTRACT	.69	10	MGMT FEES	.24	3
SUP MAT MISC	.00	8	LEGAL FEES	.00	1
TRASH REMOVAL	.01	10	AUDIT FEES		
REPR MAINT TOTAL	1.73	10	GEN OFC EXP	.02	10
PAYROLL	.69	9	OTHER ADM EXP	.30	9
ELEVATOR	.13	10	FIXED EXP TOTAL	.62	10
HVAC	.15	10	REAL ESTATE TAX	.78	9
ELECTRICAL	.13	10	BUILDING INS	.06	10
STRUCT ROOF	.01	3	PERS PROP TAX		
PLUMBING	.02	10	OTHER TAXES	.04	1
FIRE LIFE SFTY	.08	4	LEASING EXPENSES	.60	8
OTHER MAINT SUP	.16	10	ADV PROMOTION		
UTILITIES TOTAL	1.59	10	COMM FEES	.39	1
ELECTRIC	1.42	10	TENANT ALTS	.60	6
GAS	.13	1	BUY-OUTS		
FUEL OIL	.12	7	TOTAL PAYROLL	.90	10
PURCH STEAM			CLEANING	.11	7
PURCH CH WTR			REPAIR MAINT	.69	9
COAL			RDS GROUNDS	.02	6
WATER SEWER	.09	10	SECURITY	.36	6
RDS GRDS SEC TOT	.54	10	ADMINISTRATIVE	.04	6
RDS GRDS TOTAL	.04	9	TOTAL CONTRACTS	2.77	10
RDS GRDS PAYRL	.02	5	CLEANING	.69	10
RDS GRDS CONTR	.02	9	REPAIR MAINT	.44	10
RDS GRDS OTHER	.01	8	RDS GROUNDS	.02	9
SECURITY TOTAL	.51	10	SECURITY	.30	10
SEC PAYROLL	.36	6	ADMINISTRATIVE	.25	3
SEC CONTRACTS	.30	10			
SEC OTHER	.02	8			

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U.S. PRIVATE SECTOR
WILMINGTON
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	776,514 SQ.FT.				776,514 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					9	11.50	11.50		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11.50	11.50			9				
MISCELLANEOUS	.14	.14			9				
TOTAL INCOME	11.63	11.63			9				
EXPENSE									
CLEANING	.86	.86			9	.86	.86		
REPAIR MAINT	1.04	1.04			9	1.04	1.04		
UTILITIES	1.61	1.61			9	1.61	1.61		
RDS GRDS SEC	.83	.83			9	.83	.83		
ADMINISTRATIVE	.47	.47			9	.47	.47		
TOTAL OPER EXP	4.82	4.82			9	4.82	4.82		
FIXED EXPENSES	.61	.61			9	.61	.61		
TOTAL OPER+FIXED	5.43	5.43			9	5.43	5.43		
LEASING EXP									
TOTAL PAYROLL	.55	.55			9				
TOTAL CONTRACT	2.30	2.30			9				

AVG SQFT OFC TEN	258838	9	AVG OFFICE OCCUPANCY	100.0	9
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	338	9	AVG RATE YR-END RENT	11.50	9
			RENTABLE GROSS SQFT	.92	9

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.86	9	ADMIN TOTAL	.47	9
PAYROLL			PAYROLL	.14	9
CONTRACT	.74	9	MGMT FEES	.29	9
SUP MAT MISC	.05	9	LEGAL FEES		
TRASH REMOVAL	.07	9	AUDIT FEES		
REPR MAINT TOTAL	1.04	9	GEN OFC EXP	.03	9
PAYROLL	.35	9	OTHER ADM EXP	.01	9
ELEVATOR			FIXED EXP TOTAL	.61	9
HVAC	.05	9	REAL ESTATE TAX	.61	9
ELECTRICAL	.07	9	BUILDING INS		
STRUCT ROOF	.00	9	PERS PROP TAX		
PLUMBING	.01	9	OTHER TAXES		
FIRE LIFE SFTY	.01	9	LEASING EXPENSES		
OTHER MAINT SUP	.55	9	ADV PROMOTION		
UTILITIES TOTAL	1.61	9	COMM FEES		
ELECTRIC	1.58	9	TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL	.55	9
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT	.35	9
COAL			RDS GROUNDS	.06	9
WATER SEWER	.05	9	SECURITY		
RDS GRDS SEC TOT	.83	9	ADMINISTRATIVE	.14	9
RDS GRDS TOTAL	.39	9	TOTAL CONTRACTS	2.30	9
RDS GRDS PAYRL	.08	9	CLEANING	.74	9
RDS GRDS CONTR	.30	9	REPAIR MAINT	.53	9
RDS GRDS OTHER	.03	9	RDS GROUNDS	.30	9
SECURITY TOTAL	.45	9	SECURITY	.44	9
SEC PAYROLL			ADMINISTRATIVE	.29	9
SEC CONTRACTS	.44	9			
SEC OTHER	.00	9			

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Wilmington, DE

Special Studies 1986
United States Government Sector

All Buildings—1986

.U.S. GOVERNMENT SECTOR
ALL BUILDINGS-

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	450 BLDS 85,756,357 SQ.FT.					74,028,720 SQ.FT			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10.93	16.53	11.22	17.72	85	10.29	9.20	6.42	11.01
RETAIL AREA	7.79	6.75	7.00	12.31	28				
OTHER AREA					25				
TOTAL RENT	9.65	9.04	6.33	10.92	86				
MISCELLANEOUS	.81	.10	.01	.96	25				
TOTAL INCOME	9.38	9.04	6.26	10.92	87				
EXPENSE									
CLEANING	1.38	1.33	1.03	1.75	446	1.58	1.56	1.19	2.10
REPAIR MAINT	1.26	1.20	.87	1.70	444	1.46	1.40	1.03	2.02
UTILITIES	1.59	1.22	.84	1.69	443	1.80	1.38	.99	2.01
RDS GNDS SEC	.28	.17	.15	.19	443	.28	.17	.15	.19
ADMINISTRATIVE	.41	.43	.30	.59	441	.41	.43	.30	.59
TOTAL OPER EXP	4.84	4.55	3.73	5.64	448	5.53	5.47	4.38	6.69
FIXED EXPENSES	.37	.20	.08	.59	20	.37	.20	.08	.59
TOTAL OPER+FIXED	4.86	4.56	3.73	5.64	448	5.53	5.48	4.39	6.69
LEASING EXP	.45	.32	.05	.55	24				
TOTAL PAYROLL	2.54	2.37	1.38	3.38	141				
TOTAL CONTRACT	1.16	1.16	.37	1.67	141				

AVG SQFT OFC TEN	12477	385	AVG OFFICE OCCUPANCY	97.5	441
AVG SQFT RET TEN	3463	274	AVG RETAIL OCCUPANCY	99.8	277
AVG SQFT OFC WORK	209	427	AVG RATE YR-END RENT	10.22	70
			RENTABLE GROSS SQFT	.78	450

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.45	139
PAYROLL	.58	126
CONTRACT	.88	120
SUP MAT MISC	.07	115
TRASH REMOVAL	.03	128
REPR MAINT TOTAL	1.61	139
PAYROLL	1.00	133
ELEVATOR	.09	103
HVAC	.10	103
ELECTRICAL	.06	122
STRUCT ROOF	.06	59
PLUMBING	.01	58
FIRE LIFE SFTY	.01	68
OTHER MAINT SUP	.12	132
UTILITIES TOTAL	1.45	138
ELECTRIC	1.25	137
GAS	.08	91
FUEL OIL	.01	34
PURCH STEAM	.21	48
PURCH CH WTR	.78	6
COAL		
WATER SEWER	.05	129
RDS GNDS SEC TOT	.17	138
RDS GNDS TOTAL	.07	91
RDS GNDS PAYRL	.10	79
RDS GNDS CONTR	.05	71
RDS GNDS OTHER	.01	55
SECURITY TOTAL	.22	109
SEC PAYROLL	.12	97
SEC CONTRACTS	.02	78
SEC OTHER	.01	68

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.63	135
PAYROLL	.62	130
MGMT FEES	.12	9
LEGAL FEES	.05	4
AUDIT FEES	.01	6
GEN OFC EXP	.04	53
OTHER ADM EXP	.08	41
FIXED EXP TOTAL	.20	17
REAL ESTATE TAX	.47	5
BUILDING INS	.13	15
PERS PROP TAX	.00	2
OTHER TAXES	.11	6
LEASING EXPENSES	.36	23
ADV PROMOTION	.01	3
COMM FEES	.05	4
TENANT ALTS	.41	18
BUY-OUTS		
TOTAL PAYROLL	2.39	138
CLEANING	.58	126
REPAIR MAINT	1.00	133
RDS GROUNDS	.10	75
SECURITY	.12	97
ADMINISTRATIVE	.62	130
TOTAL CONTRACTS	1.16	138
CLEANING	.88	120
REPAIR MAINT	.33	136
RDS GROUNDS	.05	71
SECURITY	.02	78
ADMINISTRATIVE	.10	34

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Comparison of Identical Buildings (2 Years)

U.S. GOVERNMENT SECTOR
COMPARISON OF IDENTICAL BUILDINGS (2 YEARS)
1985

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	323 BLDS 66,062,490 SQ.FT.					56,416,610 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					15	9.06	8.06	6.86	9.58
RETAIL AREA	6.11	6.11			1				
OTHER AREA									
TOTAL RENT	9.01	7.96	6.86	9.56	15				
MISCELLANEOUS	.14	.20			2				
TOTAL INCOME	9.03	7.96	7.04	9.56	15				
EXPENSE									
CLEANING	1.36	1.34	1.06	1.67	323	1.59	1.60	1.24	2.08
REPAIR-MAINT	1.08	1.09	.81	1.45	323	1.26	1.35	.97	1.79
UTILITIES	1.60	1.16	.79	1.64	323	1.83	1.32	.96	1.98
RDS. GNDS. SEC	.21	.17	.16	.18	322	.21	.17	.16	.18
ADMINISTRATIVE	.45	.37	.26	.49	318	.45	.37	.28	.49
TOTAL OPER EXP	4.69	4.36	3.63	5.26	323	5.44	5.20	4.29	6.29
FIXED EXPENSES	.30	.30	.10	.55	7	.30	.30	.10	.55
TOTAL OPER+FIXED	5.06	4.96	3.66	6.07	42	6.56	5.65	3.96	6.37
LEASING EXP									
TOTAL PAYROLL	2.70	3.08	1.93	3.73	29				
TOTAL CONTRACT	.53	.15	.07	.86	30				

AVG SQFT OFC TEN	12179	298	AVG OFFICE OCCUPANCY	97.2	299
AVG SQFT RET TEN	3507	222	AVG RETAIL OCCUPANCY	100.0	223
AVG SQFT OFC WORK	212	297	AVG RATE YR-END RENT	10.97	13
			RENTABLE GROSS SQFT	.75	317

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.47	28	ADMIN TOTAL	.39	28
PAYROLL	1.32	28	PAYROLL	.39	27
CONTRACT	.57	11	MGMT FEES	.14	2
SUP MAT MISC	.10	28	LEGAL FEES		
TRASH REMOVAL	.03	25	AUDIT FEES	.01	1
REPR MAINT TOTAL	1.69	28	GEN OFC EXP	.04	9
PAYROLL	1.14	28	OTHER ADM EXP	.07	12
ELEVATOR	.08	27	FIXED EXP TOTAL	.36	6
HVAC	.09	26	REAL ESTATE TAX	.61	2
ELECTRICAL	.03	25	BUILDING INS	.10	6
STRUCT ROOF	.01	2	PERS PROP TAX		
PLUMBING	.01	22	OTHER TAXES		
FIRE LIFE SFTY	.01	8	LEASING EXPENSES		
OTHER MAINT SUP	.06	27	ADV PROMOTION		
UTILITIES TOTAL	1.13	285	COMM FEES		
ELECTRIC	.85	285	TENANT ALTS		
GAS	.14	209	BUY-OUTS		
FUEL OIL	.17	47	TOTAL PAYROLL	3.16	26
PURCH STEAM	.49	69	CLEANING	1.33	25
PURCH CH WTR			REPAIR MAINT	1.14	25
COAL			RDS GROUNDS	.08	22
WATER SEWER	.05	27	SECURITY	.47	10
RDS. GNDS. SEC TOT	.12	27	ADMINISTRATIVE	.41	25
RDS. GNDS. TOTAL	.08	26	TOTAL CONTRACTS	.13	27
RDS. GNDS. PAYRL	.08	22	CLEANING	.67	9
RDS. GNDS. CONTR	.03	10	REPAIR MAINT	.09	26
RDS. GNDS. OTHER	.00	20	RDS GROUNDS	.03	9
SECURITY TOTAL	.59	12	SECURITY	.13	8
SEC PAYROLL	.47	10	ADMINISTRATIVE	.25	3
SEC CONTRACTS	.19	9			
SEC OTHER	.04	8			

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. GOVERNMENT SECTOR
COMPARISON OF IDENTICAL BUILDINGS (2 YEARS)
1986

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	323 BLDS 66,414,293 SQ.FT.					56,521,867 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					17	8.60	9.59	6.75	11.01
RETAIL AREA	6.67	14.64	2.21	17.56	10				
OTHER AREA	14.76	14.63			3				
TOTAL RENT	8.37	9.72	6.75	11.36	17				
MISCELLANEOUS	.33	.10			3				
TOTAL INCOME	8.39	9.72	7.20	11.36	17				
EXPENSE									
CLEANING	1.36	1.34	1.06	1.75	323	1.60	1.60	1.24	2.13
REPAIR-MAINT	1.19	1.18	.86	1.67	322	1.39	1.40	1.03	1.98
UTILITIES	1.52	1.15	.80	1.63	323	1.75	1.31	.97	1.93
RDS. GNDS. SEC	.22	.17	.16	.19	323	.22	.17	.16	.19
ADMINISTRATIVE	.40	.41	.31	.56	323	.40	.41	.31	.56
TOTAL OPER EXP	4.69	4.51	3.73	5.37	323	5.47	5.43	4.40	6.62
FIXED EXPENSES	.17	.20	.10	.21	8	.17	.20	.10	.21
TOTAL OPER+FIXED	4.70	4.51	3.73	5.37	323	6.46	5.43	4.40	6.62
LEASING EXP	.75	.42	.18	3.10	5				
TOTAL PAYROLL	2.61	2.91	1.58	3.96	37				
TOTAL CONTRACT	.74	.75	.08	1.53	37				

AVG SQFT OFC TEN	12158	300	AVG OFFICE OCCUPANCY	97.4	314
AVG SQFT RET TEN	3595	226	AVG RETAIL OCCUPANCY	100.0	227
AVG SQFT OFC WORK	209	305	AVG RATE YR-END RENT	9.97	18
			RENTABLE GROSS SQFT	.76	323

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
*CLEANING TOTAL	1.49	38	ADMIN TOTAL	.57	38
PAYROLL	1.23	33	PAYROLL	.56	36
CONTRACT	.82	22	MGMT FEES	.26	1
SUP MAT MISC	.09	33	LEGAL FEES	.01	1
TRASH REMOVAL	.03	30	AUDIT FEES	.01	1
REPR MAINT TOTAL	1.67	38	GEN OFC EXP	.05	4
PAYROLL	1.26	35	OTHER ADM EXP	.06	13
ELEVATOR	.08	28	FIXED EXP TOTAL	.19	7
HVAC	.12	28	REAL ESTATE TAX	.32	2
ELECTRICAL	.03	29	BUILDING INS	.13	7
STRUCT ROOF	.10	5	PERS PROP TAX		
PLUMBING	.01	19	OTHER TAXES	.00	2
FIRE LIFE SFTY	.01	9	LEASING EXPENSES		
OTHER MAINT SUP	.06	34	ADV PROMOTION	.42	5
UTILITIES TOTAL	1.38	38	COMM FEES	.00	1
ELECTRIC	1.21	37	TENANT ALTS	.49	4
GAS	.06	29	BUY-OUTS		
FUEL OIL	.00	12	TOTAL PAYROLL	2.91	37
PURCH STEAM	.21	5	CLEANING	1.23	33
PURCH CH WTR	1.40	1	REPAIR MAINT	1.26	35
COAL			RDS GROUNDS	.10	21
WATER SEWER	.05	32	SECURITY	.15	19
RDS. GNDS. SEC TOT	.13	38	ADMINISTRATIVE	.56	36
RDS GNDS TOTAL	.07	26	TOTAL CONTRACTS	.75	37
RDS GNDS PAYRL	.10	21	CLEANING	.82	22
RDS GNDS CONTR	.04	11	REPAIR MAINT	.17	35
RDS GNDS OTHER	.00	23	RDS GROUNDS	.04	11
SECURITY TOTAL	.32	12	SECURITY	.10	13
SEC PAYROLL	.15	19	ADMINISTRATIVE	.17	2
SEC CONTRACTS	.10	13			
SEC OTHER	.01	15			

All line items are computed as stand alone figures. Columns will not add to match totals.

Comparison of Identical Buildings (5 Years)

U.S. GOVERNMENT SECTOR
COMPARISON OF IDENTICAL BUILDINGS (5 YEARS)
1982

297 BLDS — TOTAL BUILDING RENTABLE AREA 58,848,755 SQ.FT. — TOTAL OFFICE RENTABLE AREA 50,015,827 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA DOLLARS SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA DOLLAR SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.24	1.28	.98	1.58	297	1.48	1.54	1.14	1.89
REPAIR-MAINT	.79	.82	.60	1.11	297	.93	.99	.73	1.33
UTILITIES	1.33	.96	.69	1.37	296	1.52	1.13	.83	1.66
RDS. GNDS. SEC	.22	.21	.18	.29	297	.22	.21	.18	.29
ADMINISTRATIVE	.21	.23	.18	.31	297	.21	.23	.16	.31
TOTAL OPER EXP	3.79	3.71	3.06	4.40	297	4.42	4.39	3.81	5.35
FIXED EXPENSES									
TOTAL OPER+FIXED									
LEASING EXP									
TOTAL PAYROLL	1.83	2.11			2				
TOTAL CONTRACT	1.24	1.50			2				

AVG SQFT OFC TEN	11484	298	AVG OFFICE OCCUPANCY	97.8	297
AVG SQFT RET TEN	4585	205	AVG RETAIL OCCUPANCY	00.0	205
AVG SQFT OFC WORK	223	282	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.75	297

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.48	16	ADMIN TOTAL	.45	16
PAYROLL	1.38	15	PAYROLL	.24	1
CONTRACT	.83	1	MGMT FEES		
SUP MAT MISC	.10	15	LEGAL FEES	.04	1
TRASH REMOVAL	.02	15	AUDIT FEES	.02	1
REPR MAINT TOTAL	1.11	16	GEN OFC EXP	.03	1
PAYROLL	.78	15	OTHER ADM EXP	.11	1
ELEVATOR	.08	15	FIXED EXP TOTAL		
HVAC	.07	15	REAL ESTATE TAX		
ELECTRICAL	.02	15	BUILDING INS		
STRUCT ROOF	.10	1	PERS PROP TAX		
PLUMBING	.00	15	OTHER TAXES		
FIRE LIFE SFTY	.04	14	LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL	.95	274	COMM FEES		
ELECTRIC	.88	274	TENANT ALTS		
GAS	.04	272	BUY-OUTS		
FUEL OIL	.00	263	TOTAL PAYROLL	2.11	2
PURCH STEAM	.00	260	CLEANING	.04	1
PURCH CH WTR	.00	259	REPAIR MAINT	1.06	1
COAL	.00	259	RDS GROUNDS	.08	1
WATER SEWER	.03	274	SECURITY	.37	1
RDS GNDS SEC TOT	.07	16	ADMINISTRATIVE	.24	1
RDS GNDS TOTAL	.07	15	TOTAL CONTRACTS	1.50	2
RDS GNDS PAYRL	.08	14	CLEANING	.85	1
RDS GNDS CONTR			REPAIR MAINT	.30	1
RDS GNDS OTHER	.00	14	RDS GROUNDS		
SECURITY TOTAL	.38	1	SECURITY		
SEC PAYROLL	.37	1	ADMINISTRATIVE	.05	1
SEC CONTRACTS					
SEC OTHER	.00	1			

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U.S. GOVERNMENT SECTOR
COMPARISON OF IDENTICAL BUILDINGS (5 YEARS)
1983

297 BLDS — TOTAL BUILDING RENTABLE AREA 58,834,927 SQ.FT. — TOTAL OFFICE RENTABLE AREA 58,482,521 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA DOLLARS SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA DOLLAR SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.28	1.27	.97	1.62	297	1.29	1.28	.97	1.64
REPAIR-MAINT	.78	.83	.63	1.11	297	.78	.83	.63	1.13
UTILITIES	1.16	.95	.67	1.32	297	1.14	.95	.65	1.31
RDS. GNDS. SEC	.18	.17	.16	.18	297	.18	.17	.16	.18
ADMINISTRATIVE	.27	.31	.24	.39	297	.27	.31	.24	.39
TOTAL OPER EXP	3.67	3.75	3.16	4.31	297	3.66	3.75	3.15	4.32
FIXED EXPENSES	.09	.09			1	.09	.09		
TOTAL OPER+FIXED	4.19	3.99	3.55	5.05	16	5.47	4.73	4.06	5.42
LEASING EXP									
TOTAL PAYROLL	2.06	3.23			2				
TOTAL CONTRACT	1.32	1.51			2				

AVG SQFT OFC TEN	13564	297	AVG OFFICE OCCUPANCY	97.7	297
AVG SQFT RET TEN	3864	212	AVG RETAIL OCCUPANCY	100.0	212
AVG SQFT OFC WORK	264	282	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.75	297

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.40	16	ADMIN TOTAL	.67	2
PAYROLL	1.29	15	PAYROLL	.58	2
CONTRACT	.77	2	MGMT FEES		
SUP MAT MISC	.10	16	LEGAL FEES	.04	1
TRASH REMOVAL	.02	16	AUDIT FEES	.02	1
REPR MAINT TOTAL	1.39	16	GEN OFC EXP	.04	1
PAYROLL	.82	16	OTHER ADM EXP	.13	1
ELEVATOR	.08	16	FIXED EXP TOTAL	.09	1
HVAC	.14	16	REAL ESTATE TAX		
ELECTRICAL	.02	16	BUILDING INS	.09	1
STRUCT ROOF	.23	1	PERS PROP TAX		
PLUMBING	.01	16	OTHER TAXES		
FIRE LIFE SFTY	.03	15	LEASING EXPENSES		
OTHER MAINT SUP	.04	12	ADV PROMOTION		
UTILITIES TOTAL	.95	297	COMM FEES		
ELECTRIC	.70	274	TENANT ALTS		
GAS	.05	271	BUY-OUTS		
FUEL OIL	.00	263	TOTAL PAYROLL	3.23	2
PURCH STEAM	.00	260	CLEANING	.05	1
PURCH CH WTR	.00	258	REPAIR MAINT	1.94	2
COAL	.00	258	RDS GROUNDS	.08	1
WATER SEWER	.00	273	SECURITY	.67	2
RDS GNDS SEC TOT	.17	297	ADMINISTRATIVE	.58	2
RDS GNDS TOTAL	.05	15	TOTAL CONTRACTS	1.51	2
RDS GNDS PAYRL	.05	15	CLEANING	.77	2
RDS GNDS CONTR	.00	1	REPAIR MAINT	.71	2
RDS GNDS OTHER	.00	12	RDS GROUNDS		
SECURITY TOTAL	.67	2	SECURITY		
SEC PAYROLL	.67	2	ADMINISTRATIVE	.05	1
SEC CONTRACTS					
SEC OTHER	.00	1			

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Comparison of Identical Buildings (5 Years)

U.S. GOVERNMENT SECTOR
COMPARISON OF IDENTICAL BUILDINGS (5 YEARS)
1984

INCOME	TOTAL BUILDING RENTABLE AREA 297 BLDS 59,076,276 SQ FT					TOTAL OFFICE RENTABLE AREA 49,846,114 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.38	1.31	1.03	1.71	296	1.62	1.62	1.23	2.09
REPAIR-MAINT	.89	.95	.73	1.23	297	1.06	1.16	.89	1.48
UTILITIES	1.51	1.10	.77	1.57	297	1.75	1.30	.90	1.90
RDS GNDS SEC	.18	.17	.16	.18	297	.18	.17	.16	.18
ADMINISTRATIVE	.31	.34	.25	.45	296	.31	.34	.25	.45
TOTAL OPER EXP	4.26	4.09	3.48	4.83	297	5.00	4.96	4.09	5.89
FIXED EXPENSES									
TOTAL OPER+FIXED	4.30	4.33	3.72	5.41	16		5.28	4.19	5.82
LEASING EXP									
TOTAL-PAYROLL	4.75	4.75			1				
TOTAL CONTRACT	4.74	4.74			1				

AVG SQFT OFC TEN	11322	282	AVG OFFICE OCCUPANCY	97.5	283
AVG SQFT RET TEN	3626	218	AVG RETAIL OCCUPANCY	100.0	218
AVG SQFT OFC WORK	229	282	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.75	297

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.44	15	ADMIN TOTAL	.56	14
PAYROLL	1.33	14	PAYROLL	.56	14
CONTRACT	.96	1	MGMT FEES		
SUP MAT MISC	.09	14	LEGAL FEES		
TRASH REMOVAL	.02	15	AUDIT FEES		
			GEN OFC EXP		
			OTHER ADM EXP		
REPR MAINT TOTAL	1.33	15			
PAYROLL	.89	14	FIXED EXP TOTAL		
ELEVATOR	.08	15	REAL ESTATE TAX		
HVAC	.17	14	BUILDING INS		
ELECTRICAL	.03	11	PERS PROP TAX		
STRUCT ROOF			OTHER TAXES		
PLUMBING	.01	11			
FIRE LIFE SFTY	.06	12	LEASING EXPENSES		
OTHER MAINT SUP	.06	3	ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL	1.09	272	TENANT ALTS		
ELECTRIC	.79	272	BUY-OUTS		
GAS	.14	195			
FUEL OIL	.22	51	TOTAL PAYROLL		
PURCH STEAM	.57	69	CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER	.04	14	SECURITY		
			ADMINISTRATIVE		
RDS GNDS SEC TOT	.07	15			
RDS GNDS TOTAL	.07	14	TOTAL CONTRACTS		
RDS GNDS PAYRL	.06	14	CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER	.00	13	RDS GROUNDS		
SECURITY TOTAL	.90	1	SECURITY		
SEC PAYROLL	.06	1	ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER	.83	1			

*All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. GOVERNMENT SECTOR
COMPARISON OF IDENTICAL BUILDINGS (5 YEARS)
1985

INCOME	TOTAL BUILDING RENTABLE AREA 298 BLDS 59,274,036 SQ FT					TOTAL OFFICE RENTABLE AREA 50,026,058 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					1	7.30	7.30		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7.28	7.28			1				
MISCELLANEOUS	.03	.03			1				
TOTAL INCOME	7.30	7.30			1				
EXPENSE									
CLEANING	1.38	1.35	1.07	1.69	298	1.64	1.62	1.29	2.10
REPAIR-MAINT	1.06	1.09	.81	1.44	298	1.25	1.34	.98	1.77
UTILITIES	1.57	1.13	.79	1.64	298	1.81	1.32	.95	1.97
RDS GNDS SEC	.18	.17	.16	.18	298	.18	.17	.16	.18
ADMINISTRATIVE	.44	.37	.26	.48	298	.44	.37	.26	.48
TOTAL OPER EXP	4.64	4.35	3.64	5.17	298	5.45	5.20	4.31	6.30
FIXED EXPENSES	.32	.30			3	.32	.30		
TOTAL OPER+FIXED	4.80	4.94	4.44	5.76	17	5.87	5.78	5.00	6.37
LEASING EXP									
TOTAL PAYROLL	2.88	3.23	2.73	3.75	16				
TOTAL CONTRACT	.13	.08	.06	.14	16				

AVG SQFT OFC TEN	11544	283	AVG OFFICE OCCUPANCY	97.1	284
AVG SQFT RET TEN	3466	216	AVG RETAIL OCCUPANCY	100.0	216
AVG SQFT OFC WORK	214	283	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.75	297

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.58	16	ADMIN TOTAL	.41	16
PAYROLL	1.37	16	PAYROLL	.41	16
CONTRACT	1.06	1	MGMT FEES		
SUP MAT MISC	.10	16	LEGAL FEES		
TRASH REMOVAL	.03	16	AUDIT FEES		
			GEN OFC EXP	.09	1
			OTHER ADM EXP	.02	1
REPR MAINT TOTAL	1.71	16			
PAYROLL	1.26	16	FIXED EXP TOTAL	.55	2
ELEVATOR	.08	16	REAL ESTATE TAX	.76	1
HVAC	.11	16	BUILDING INS	.16	2
ELECTRICAL	.03	15	PERS PROP TAX		
STRUCT ROOF			OTHER TAXES		
PLUMBING	.01	16			
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP	.05	16	ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL	1.11	273	TENANT ALTS		
ELECTRIC	.83	273	BUY-OUTS		
GAS	.14	200			
FUEL OIL	.19	42	TOTAL PAYROLL	3.23	16
PURCH STEAM	.51	67	CLEANING	1.37	16
PURCH CH WTR			REPAIR MAINT	1.26	16
COAL			RDS GROUNDS	.07	14
WATER SEWER	.04	15	SECURITY	.97	2
			ADMINISTRATIVE	.41	16
RDS GNDS SEC TOT	.09	16			
RDS GNDS TOTAL	.08	15	TOTAL CONTRACTS	.08	16
RDS GNDS PAYRL	.07	14	CLEANING	1.06	1
RDS GNDS CONTR	.06	2	REPAIR MAINT	.08	16
RDS GNDS OTHER	.00	12	RDS GROUNDS	.06	2
SECURITY TOTAL	1.00	2	SECURITY		
SEC PAYROLL	.97	2	ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER	.06	1			

*All line items are computed as stand alone figures. Columns will not add to match totals.

Comparison of Identical Buildings (5 Years)

U.S. GOVERNMENT SECTOR
COMPARISON OF IDENTICAL BUILDINGS (5 YEARS)
1986

INCOME	TOTAL BUILDING RENTABLE AREA 297 BLDS 59,594,505 SQ FT					TOTAL OFFICE RENTABLE AREA 50,172,667 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.39	1.35	1.06	1.78	297	1.65	1.63	1.28	2.19
REPAIR-MAINT	1.15	1.16	.87	1.63	297	1.36	1.39	1.04	1.95
UTILITIES	1.47	1.10	.78	1.55	297	1.71	1.29	.95	1.87
RDS GNDS SEC	.18	.17	.16	.18	297	.18	.17	.16	.18
ADMINISTRATIVE	.39	.41	.31	.54	297	.39	.41	.31	.54
TOTAL OPER EXP	4.58	4.47	3.68	5.31	297	5.39	5.35	4.36	6.62
FIXED EXPENSES	.20	.20			3	.20	.20		
TOTAL OPER+FIXED	4.58	4.47	3.68	5.31	297	6.23	5.35	4.36	6.62
LEASING EXP									
TOTAL PAYROLL	3.08	3.55	2.81	4.14	15				
TOTAL CONTRACT	.11	.08	.06	.14	15				

AVG SQFT OFC TEN	12005	281	AVG OFFICE OCCUPANCY	97.5	290
AVG SQFT RET TEN	3551	217	AVG RETAIL OCCUPANCY	100.0	217
AVG SQFT OFC WORK	210	281	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.75	297

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.65	16	ADMIN TOTAL	.55	16
PAYROLL	1.50	15	PAYROLL	.56	15
CONTRACT	.99	1	MGMT FEES		
SUP MAT MISC	.09	16	LEGAL FEES		
TRASH REMOVAL	.03	15	AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL	1.86	16	OTHER ADM EXP	.19	2
PAYROLL	1.33	15			
ELEVATOR	.08	15	FIXED EXP TOTAL	.20	2
HVAC	.10	15	REAL ESTATE TAX		
ELECTRICAL	.03	14	BUILDING INS	.20	2
STRUCT ROOF	.83	1	PERS PROP TAX		
PLUMBING	.01	14	OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP	.06	16	ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL	.95	16	TENANT ALTS		
ELECTRIC	.80	16			
GAS	.06	13	BUY OUTS		
FUEL OIL	.00	5			
PURCH STEAM	.48	2	TOTAL PAYROLL	3.55	15
PURCH CH WTR			CLEANING	1.50	15
COAL			REPAIR MAINT	1.33	15
WATER SEWER	.03	15	RDS GROUNDS	.06	13
			SECURITY	1.15	1
RDS GNDS SEC TOT	.07	16	ADMINISTRATIVE	.56	15
RDS GNDS TOTAL	.06	15			
RDS GNDS PAYRL	.06	13	TOTAL CONTRACTS	.08	15
RDS GNDS CONTR	.03	2	CLEANING	.99	1
RDS GNDS OTHER	.00	14	REPAIR MAINT	.08	14
SECURITY TOTAL	.77	2	RDS GROUNDS	.03	2
SEC PAYROLL	1.15	1	SECURITY		
SEC CONTRACTS			ADMINISTRATIVE	.08	1
SEC OTHER	.40	1			

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All Electric Buildings

U.S. GOVERNMENT SECTOR
ALL ELECTRIC BUILDINGS
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA: 9 BLDS 2,450,480 SQ FT.					TOTAL OFFICE RENTABLE AREA: 2,280,941 SQ F.			
	DOLLARS SQ. FT. AVG	DOLLARS SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	# BLDS	DOLLAR SQ. FT. AVG	DOLLAR SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA					8	15.23	12.73	9.67	15.99
RETAIL AREA	12.01	12.29	1.11	21.52	8				
OTHER AREA	8.75	8.75			1				
TOTAL RENT	14.56	12.59	9.45	14.69	8				
MISCELLANEOUS	.86	1.00			2				
TOTAL INCOME	14.82	13.59	9.45	14.69	8				
EXPENSE									
CLEANING	1.09	.95	.70	1.49	9	1.17	.98	.71	2.06
REPAIR MAINT	1.38	.90	.62	1.57	9	1.48	.95	.64	2.36
UTILITIES	2.32	1.87	1.45	2.85	9	2.50	2.60	1.69	2.95
RDS. GNDS. SEC	.61	.60	.08	.76	9	.61	.60	.08	.76
ADMINISTRATIVE	.67	.67	.50	.83	9	.67	.67	.50	.83
TOTAL OPER EXP	6.07	5.39	4.72	6.59	9	6.52	6.01	4.89	8.28
FIXED EXPENSES	.13	.18			3	.13	.18		
TOTAL OPER+FIXED	6.13	5.40	4.72	6.76	9	6.74	6.01	4.89	8.37
LEASING EXP	.41	.40			3				
TOTAL PAYROLL	1.37	1.14	.55	2.02	9				
TOTAL CONTRACT	2.23	1.70	1.50	2.22	9				

AVG SQFT OFC TEN	12920	8	AVG OFFICE OCCUPANCY	98.1	9
AVG SQFT RET TEN	2552	5	AVG RETAIL OCCUPANCY	92.0	6
AVG SQFT OFC WORK	213	9	AVG RATE YR-END RENT	15.66	8
			RENTABLE GROSS SQFT	.88	9

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.95	9	ADMIN TOTAL	.67	9
PAYROLL	.43	4	PAYROLL	.67	9
CONTRACT	.78	9	MGMT FEES	.08	1
SUP MAT MISC	.05	3	LEGAL FEES	.01	1
TRASH REMOVAL	.04	7	AUDIT FEES	.00	1
			GEN OFC EXP	.03	4
			OTHER ADM EXP	.10	2
REPR MAINT TOTAL	.90	9			
PAYROLL	.60	6	FIXED EXP TOTAL	.18	3
ELEVATOR	.20	6	REAL ESTATE TAX	.17	1
HVAC	.08	5	BUILDING INS	.01	2
ELECTRICAL	.03	7	PERS PROP TAX		
STRUCT ROOF	.07	3	OTHER TAXES	.00	3
PLUMBING	.03	3			
FIRE LIFE SFTY	.05	4	LEASING EXPENSES	.40	3
OTHER MAINT SUP	.15	8	ADV PROMOTION	.03	1
			COMM FEES		
UTILITIES TOTAL	1.87	9	TENANT ALTS	.40	3
ELECTRIC	1.65	9	BUY OUTS		
GAS	.17	3			
FUEL OIL	.00	2	TOTAL PAYROLL	1.14	9
PURCH STEAM	.14	1	CLEANING	.43	4
PURCH CH WTR	1.45	2	REPAIR MAINT	.60	6
COAL			RDS GROUNDS		
WATER SEWER	.07	8	SECURITY	.06	4
			ADMINISTRATIVE	.67	9
RDS. GNDS. SEC TOT	.80	9			
RDS. GNDS TOTAL	.03	6	TOTAL CONTRACTS	1.70	9
RDS. GNDS PAYRL			CLEANING	.78	9
RDS. GNDS CONTR	.03	5	REPAIR MAINT	.55	9
RDS. GNDS OTHER	.03	1	RDS. GROUNDS	.03	5
SECURITY TOTAL	.57	9	SECURITY	.56	8
SEC PAYROLL	.06	4	ADMINISTRATIVE	.07	1
SEC CONTRACTS	.56	8			
SEC OTHER	.01	6			

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U.S. GOVERNMENT SECTOR
ALL ELECTRIC BUILDINGS
DOWNTOWN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA: 4 BLDS 838,207 SQ FT					TOTAL OFFICE RENTABLE AREA: 809,116 SQ FT			
	DOLLARS SQ FT AVG	DOLLARS SQ FT MEDIAN	MID RANGE LOW	MID RANGE HIGH	# BLDS	DOLLAR SQ FT AVG	DOLLAR SQ FT MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA					4	11.36	11.21	9.67	13.64
RETAIL AREA	10.10	12.54	2.29	21.52	4				
OTHER AREA	8.75	8.75			1				
TOTAL RENT	11.24	11.09	9.45	13.69	4				
MISCELLANEOUS	1.50	1.50			1				
TOTAL INCOME	11.70	11.84	9.45	14.44	4				
EXPENSE									
CLEANING	1.08	.81	.45	1.60	4	1.12	.83	.47	1.66
REPAIR MAINT	.78	.75	.56	1.13	4	.81	.78	.57	1.16
UTILITIES	2.48	2.25	1.77	3.23	4	2.57	2.32	1.83	3.33
RDS. GNDS. SEC	.48	.42	.15	.76	4	.48	.42	.15	.76
ADMINISTRATIVE	.80	.76	.65	.92	4	.80	.76	.65	.92
TOTAL OPER EXP	5.62	5.55	5.25	5.97	4	5.83	5.81	5.39	6.20
FIXED EXPENSES	.08	.10			2	.08	.10		
TOTAL OPER+FIXED	5.67	5.55	5.26	6.06	4	6.00	5.81	5.39	6.29
LEASING EXP	.27	.30			2				
TOTAL PAYROLL	1.34	1.26	.88	1.94	4				
TOTAL CONTRACT	1.66	1.58	1.50	1.83	4				

AVG SQFT OFC TEN	8190	3	AVG OFFICE OCCUPANCY	97.5	4
AVG SQFT RET TEN	4911	3	AVG RETAIL OCCUPANCY	100.0	4
AVG SQFT OFC WORK	177	4	AVG RATE YR-END RENT	10.93	4
			RENTABLE GROSS SQFT	1.00	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.81	4	ADMIN TOTAL	.76	4
PAYROLL	.43	2	PAYROLL	.76	4
CONTRACT	.72	4	MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL	.05	4	AUDIT FEES		
			GEN OFC EXP	.05	1
			OTHER ADM EXP	.10	2
REPR MAINT TOTAL	.75	4			
PAYROLL	.60	2	FIXED EXP TOTAL	.10	2
ELEVATOR	.40	2	REAL ESTATE TAX	.17	1
HVAC	.07	2	BUILDING INS	.01	2
ELECTRICAL	.18	3	PERS PROP TAX		
STRUCT ROOF			OTHER TAXES	.00	2
PLUMBING	.01	1			
FIRE LIFE SFTY			LEASING EXPENSES	.30	2
OTHER MAINT SUP	.12	4	ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL	2.25	4	TENANT ALTS	.30	2
ELECTRIC	1.91	4	BUY-OUTS		
GAS	.18	2			
FUEL OIL	.00	1	TOTAL PAYROLL	1.26	4
PURCH STEAM			CLEANING	.43	2
PURCH CH WTR	1.40	1	REPAIR MAINT	.60	2
COAL			RDS GROUNDS		
WATER SEWER	.14	4	SECURITY	.14	2
			ADMINISTRATIVE	.76	4
RDS. GNDS SEC TOT	.42	4			
RDS GNDS TOTAL	.02	2	TOTAL CONTRACTS	1.58	4
RDS GNDS PAYRL			CLEANING	.72	4
RDS GNDS CONTR	.02	2	REPAIR MAINT	.53	4
RDS GNDS OTHER			RDS GROUNDS	.02	2
SECURITY TOTAL	.40	4	SECURITY	.53	3
SEC PAYROLL	.14	2	ADMINISTRATIVE		
SEC CONTRACTS	.53	3			
SEC OTHER	.01	3			

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All Electric Buildings

U.S. GOVERNMENT SECTOR
ALL ELECTRIC BUILDINGS
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,488,852 SQ.FT.				1,383,952 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	17.89	17.02		
RETAIL AREA	12.99	11.11			2				
OTHER AREA									
TOTAL RENT	16.70	14.33			3				
MISCELLANEOUS	.51	.51			1				
TOTAL INCOME	16.86	14.33			3				
EXPENSE									
CLEANING	1.09	.95			3	1.17	.98		
REPAIR MAINT	1.74	1.67			3	1.87	1.73		
UTILITIES	2.32	2.19			3	2.50	2.60		
RDS GNDS SEC	.72	.66			3	.72	.66		
ADMINISTRATIVE	.61	.63			3	.61	.63		
TOTAL OPER EXP	6.49	6.94			3	6.98	7.18		
FIXED EXPENSES	.18	.18			1	.18	.18		
TOTAL OPER+FIXED	6.55	7.12			3	7.35	7.35		
LEASING EXP	.53	.53			1				
TOTAL PAYROLL	1.42	1.14			3				
TOTAL CONTRACT	2.61	2.39			3				

AVG SQFT OFC TEN	19176	3	AVG OFFICE OCCUPANCY	98.4	3
AVG SQFT RET TEN	2008	2	AVG RETAIL OCCUPANCY	67.9	2
AVG SQFT OFC WORK	236	3	AVG RATE YR END RENT	24.68	3
			RENTABLE GROSS SQFT	.81	3

*COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA - MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.95	3	ADMIN TOTAL	.63	3
PAYROLL	1.40	1	PAYROLL	.61	3
CONTRACT	.70	3	MGMT FEES	.08	1
SUP MAT MISC	.08	2	LEGAL FEES	.01	1
TRASH REMOVAL	.06	2	AUDIT FEES	.00	1
			GEN OFC EXP	.02	3
			OTHER ADM EXP		
REPR MAINT TOTAL	1.67	3			
PAYROLL	.57	2	FIXED EXP TOTAL	.18	1
ELEVATOR	.18	3	REAL ESTATE TAX		
HVAC	.10	2	BUILDING INS		
ELECTRICAL	.02	2	PERS PROP TAX		
STRUCT ROOF	.13	2	OTHER TAXES	.18	1
PLUMBING	.06	2			
FIRE LIFE SFTY	.08	3	LEASING EXPENSES	.53	1
OTHER MAINT SUP	.22	3	ADV PROMOTION	.03	1
			COMM FEES		
UTILITIES TOTAL	2.19	3	TENANT ALTS	.50	1
ELECTRIC	1.45	3	BUY-OUTS		
GAS	.17	1			
FUEL OIL	.00	1	TOTAL PAYROLL	1.14	3
PURCH STEAM	.14	1	CLEANING	1.40	1
PURCH CH WTR	1.50	1	REPAIR MAINT	.57	2
COAL			RDS GROUNDS		
WATER SEWER	.04	3	SECURITY		
			ADMINISTRATIVE	.61	3
RDS GNDS SEC TOT	.66	3			
RDS GNDS TOTAL	.03	3	TOTAL CONTRACTS	2.39	3
RDS GNDS PAYRL			CLEANING	.70	3
RDS GNDS CONTR	.10	2	REPAIR MAINT	1.67	3
RDS GNDS OTHER	.03	1	RDS GROUNDS	.10	2
SECURITY TOTAL	.64	3	SECURITY	.63	3
SEC PAYROLL			ADMINISTRATIVE	.07	1
SEC CONTRACTS	.63	3			
SEC OTHER	.03	2			

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U.S. GOVERNMENT SECTOR
ALL ELECTRIC BUILDINGS
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	347,380 SQ.FT.				342,968 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	16.54	14.88		
RETAIL AREA									
OTHER AREA	12.24	12.24			1				
TOTAL RENT	16.66	14.33			3				
MISCELLANEOUS	1.65	3.57			2				
TOTAL INCOME	18.20	14.33			3				
EXPENSE									
CLEANING	1.62	1.88			3	1.64	2.13		
REPAIR MAINT	1.39	1.43			3	1.41	1.81		
UTILITIES	3.13	1.45			3	3.17	1.82		
RDS GNDS SEC	.33	.33			1	.33	.33		
ADMINISTRATIVE	.58	2.01			3	.58	2.01		
TOTAL OPER EXP	6.75	7.31			3	6.84	9.26		
FIXED EXPENSES	2.77	1.90			3	2.77	1.90		
TOTAL OPER+FIXED	9.52	9.22			3	9.60	11.16		
LEASING EXP	.08	.27			2				
TOTAL PAYROLL	1.45	2.97			3				
TOTAL CONTRACT	1.41	.72			3				

AVG SQFT OFC TEN	21436	3	AVG OFFICE OCCUPANCY	100.0	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	43	3	AVG RATE YR END RENT	25.00	1
			RENTABLE GROSS SQFT	1.00	3

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA - MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.88	3	ADMIN TOTAL	2.01	3
PAYROLL	1.09	2	PAYROLL	1.19	1
CONTRACT	3.37	2	MGMT FEES	.48	2
SUP MAT MISC	.04	3	LEGAL FEES	.46	2
TRASH REMOVAL	.18	2	AUDIT FEES	.04	2
			GEN OFC EXP	.09	2
			OTHER ADM EXP	.07	3
REPR MAINT TOTAL	1.43	3			
PAYROLL	1.18	3	FIXED EXP TOTAL	1.90	3
ELEVATOR	.45	2	REAL ESTATE TAX	5.36	2
HVAC	.25	3	BUILDING INS	1.09	2
ELECTRICAL	.09	2	PERS PROP TAX	.00	2
STRUCT ROOF	.03	1	OTHER TAXES	.52	3
PLUMBING	.07	2			
FIRE LIFE SFTY	.01	2	LEASING EXPENSES	.27	2
OTHER MAINT SUP	.72	2	ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL	1.45	3	TENANT ALTS	.27	2
ELECTRIC	1.39	3	BUY-OUTS		
GAS	.00	2			
FUEL OIL			TOTAL PAYROLL	2.97	3
PURCH STEAM			CLEANING	1.09	2
PURCH CH WTR			REPAIR MAINT	1.18	3
COAL			RDS GROUNDS		
WATER SEWER	.28	3	SECURITY		
			ADMINISTRATIVE	1.19	1
RDS GNDS SEC TOT	.33	1			
RDS GNDS TOTAL	.04	1	TOTAL CONTRACTS	.72	3
RDS GNDS PAYRL			CLEANING	3.37	2
RDS GNDS CONTR	.04	1	REPAIR MAINT	.30	3
RDS GNDS OTHER			RDS GROUNDS	.04	1
SECURITY TOTAL	.29	1	SECURITY	.29	1
SEC PAYROLL			ADMINISTRATIVE	.19	1
SEC CONTRACTS	.29	1			
SEC OTHER					

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National Cross-Tabulations 1986
United States Government Sector

U.S. GOVERNMENT SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA 398 BLDS 81,082,448 SQ FT					TOTAL OFFICE RENTABLE AREA 70,399,665 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					72	10.24	9.14	8.25	10.81
RETAIL AREA	10.93	16.53	11.22	17.72	28				
OTHER AREA	12.57	8.75	7.06	12.37	15				
TOTAL RENT	9.72	9.09	6.13	10.89	73				
MISCELLANEOUS	.28	.01	.01	.36	13				
TOTAL INCOME	9.17	9.04	6.01	10.89	74				
EXPENSE									
CLEANING	1.35	1.31	1.02	1.74	392	1.56	1.57	1.18	2.09
REPAIR MAINT	1.23	1.20	.87	1.67	390	1.42	1.40	1.04	2.01
UTILITIES	1.56	1.21	.84	1.69	389	1.76	1.38	.98	2.00
RDS GNDS SEC	.26	.17	.15	.19	391	.26	.17	.15	.19
ADMINISTRATIVE	.41	.43	.31	.59	387	.41	.43	.31	.59
TOTAL OPER EXP	4.77	4.52	3.69	5.58	394	5.41	5.38	4.33	6.67
FIXED EXPENSES	.18	.18	.06	.21	16	.18	.18	.06	.21
TOTAL OPER+FIXED	4.78	4.55	3.73	5.58	394	6.30	5.47	4.33	6.67
LEASING EXP	.48	.32	.05	.59	22				
TOTAL PAYROLL	2.46	2.33	1.41	3.34	102				
TOTAL CONTRACT	1.16	1.37	.33	1.89	102				

AVG SQFT OFC TEN	12373	386	AVG OFFICE OCCUPANCY	97.4	388
AVG SQFT RET TEN	3368	263	AVG RETAIL OCCUPANCY	99.7	266
AVG SQFT OFC WORK	215	374	AVG RATE YR END RENT	9.93	69
			RENTABLE GROSS SQFT	.77	398

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.44	100	ADMIN TOTAL	.63	96
PAYROLL	.41	89	PAYROLL	.62	94
CONTRACT	.90	83	MGMT FEES	.10	6
SUP MAT MISC	.08	76	LEGAL FEES	.01	2
TRASH REMOVAL	.03	90	AUDIT FEES	.00	4
			GEN OFC EXP	.04	17
REPR MAINT TOTAL	1.61	100	OTHER ADM EXP	.05	38
PAYROLL	1.00	94			
ELEVATOR	.09	66	FIXED EXP TOTAL	.18	13
HVAC	.09	64	REAL ESTATE TAX	.32	2
ELECTRICAL	.06	84	BUILDING INS	.13	12
STRUCT ROOF	.08	32	PERS PROP TAX		
PLUMBING	.01	29	OTHER TAXES	.00	3
FIRE LIFE SFTY	.01	40			
OTHER MAINT SUP	.11	94	LEASING EXPENSES	.36	21
			ADV PROMOTION	.01	3
UTILITIES TOTAL	1.43	99	COMM FEES	.05	2
ELECTRIC	1.27	98	TENANT ALTS	.41	18
GAS	.06	78	BUY OUTS		
FUEL OIL	.01	34			
PURCH STEAM	.21	14	TOTAL PAYROLL	2.37	99
PURCH CH WTR	.78	6	CLEANING	.41	89
COAL			REPAIR MAINT	1.00	94
WATER SEWER	.05	91	RDS GROUNDS	.09	40
			SECURITY	.12	72
RDS GNDS SEC TOT	.15	99	ADMINISTRATIVE	.62	94
RDS GNDS TOTAL	.06	54			
RDS GNDS PAYRL	.09	40	TOTAL CONTRACTS	1.40	99
RDS GNDS CONTR	.03	35	CLEANING	.90	83
RDS GNDS OTHER	.01	44	REPAIR MAINT	.33	97
SECURITY TOTAL	.20	82	RDS GROUNDS	.03	35
SEC PAYROLL	.12	72	SECURITY	.02	52
SEC CONTRACTS	.02	52	ADMINISTRATIVE	.10	8
SEC OTHER	.01	68			

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U.S. GOVERNMENT SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
DOWNTOWN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA 103 BLDS 2,806,642 SQ FT					TOTAL OFFICE RENTABLE AREA 2,303,648 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					7	8.00	6.90	5.52	9.38
RETAIL AREA	15.79	15.95			2				
OTHER AREA	7.42	7.06			3				
TOTAL RENT	7.99	6.90	5.94	9.44	7				
MISCELLANEOUS	.01	.01			1				
TOTAL INCOME	7.99	6.90	5.94	9.44	7				
EXPENSE									
CLEANING	1.50	1.33	1.09	2.02	102	1.82	1.67	1.23	2.46
REPAIR MAINT	1.62	1.53	1.12	2.13	102	1.96	1.82	1.25	2.60
UTILITIES	1.22	.95	.71	1.38	102	1.46	1.11	.84	1.64
RDS GNDS SEC	.17	.16	.15	.17	103	.17	.16	.15	.17
ADMINISTRATIVE	.54	.49	.35	.70	102	.54	.49	.35	.70
TOTAL OPER EXP	5.02	4.71	3.67	6.04	103	6.10	5.84	4.39	7.01
FIXED EXPENSES	.19	.19			1	.19	.19		
TOTAL OPER+FIXED	5.02	4.71	3.67	6.04	103	10.62	5.84	4.39	7.01
LEASING EXP	.62	.62			1				
TOTAL PAYROLL	2.48	2.43	.90	4.22	11				
TOTAL CONTRACT	2.33	1.89	1.56	2.54	11				

AVG SQFT OFC TEN	2777	100	AVG OFFICE OCCUPANCY	92.4	103
AVG SQFT RET TEN	610	39	AVG RETAIL OCCUPANCY	100.0	39
AVG SQFT OFC WORK	242	100	AVG RATE YR END RENT	7.24	8
			RENTABLE GROSS SQFT	.70	103

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.53	11	ADMIN TOTAL	.94	11
PAYROLL	.15	10	PAYROLL	.91	11
CONTRACT	1.11	10	MGMT FEES		
SUP MAT MISC	.05	4	LEGAL FEES		
TRASH REMOVAL	.04	9	AUDIT FEES		
			GEN OFC EXP	.04	1
REPR MAINT TOTAL	2.32	11	OTHER ADM EXP	.05	2
PAYROLL	1.39	9			
ELEVATOR	.44	4	FIXED EXP TOTAL	.19	1
HVAC	.02	3	REAL ESTATE TAX		
ELECTRICAL	.91	8	BUILDING INS	.19	1
STRUCT ROOF	.10	3	PERS PROP TAX		
PLUMBING	.03	1	OTHER TAXES		
FIRE LIFE Sfty	.00	1			
OTHER MAINT SUP	.09	9	LEASING EXPENSES	.62	1
			ADV PROMOTION		
UTILITIES TOTAL	1.72	11	COMM FEES		
ELECTRIC	1.51	11	TENANT ALTS	.62	1
GAS	.13	8	BUY OUTS		
FUEL OIL	.30	2			
PURCH STEAM	.61	2	TOTAL PAYROLL	2.43	11
PURCH CH WTR			CLEANING	.15	10
COAL			REPAIR MAINT	1.39	9
WATER SEWER	.08	8	RDS GROUNDS	.16	1
			SECURITY	.06	10
RDS GNDS SEC TOT	.10	11	ADMINISTRATIVE	.91	11
RDS GNDS TOTAL	.21	2			
RDS GNDS PAYRL	.16	1	TOTAL CONTRACTS	1.89	11
RDS GNDS CONTR	.07	2	CLEANING	1.11	10
RDS GNDS OTHER	.12	1	REPAIR MAINT	1.07	11
SECURITY TOTAL	.09	10	RDS GROUNDS	.07	2
SEC PAYROLL	.06	10	SECURITY	.02	7
SEC CONTRACTS	.02	7	ADMINISTRATIVE		
SEC OTHER	.01	7			

"All line items are computed as stand alone figures. Columns will not add to match totals."

Location/Size Analysis

U.S. GOVERNMENT SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
DOWNTOWN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	64 BLDS 4,730,100 SQ.FT.					3,913,856 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					14	9.54	9.01	8.82	10.79
RETAIL AREA	15.30	16.39	13.44	17.35	8				
OTHER AREA	7.78	7.08	6.45	9.26	5				
TOTAL RENT	9.56	9.21	6.83	10.83	14				
MISCELLANEOUS	.29	.01	.01	.53	4				
TOTAL INCOME	9.64	9.21	7.38	10.83	14				
EXPENSE									
CLEANING	1.53	1.40	1.12	1.76	64	1.85	1.71	1.29	2.09
REPAIR-MAINT	1.55	1.29	.98	1.74	64	1.88	1.56	1.20	2.17
UTILITIES	1.32	1.25	.85	1.56	63	1.58	1.38	1.07	1.88
RDS. GNDS. SEC	.18	.16	.15	.19	62	.18	.16	.15	.19
ADMINISTRATIVE	.59	.51	.36	.81	63	.59	.51	.36	.81
TOTAL OPER EXP	5.15	4.81	3.86	5.77	64	6.20	5.97	4.66	6.92
FIXED EXPENSES									
TOTAL OPER+FIXED	5.15	4.81	3.86	5.77	64		5.97	4.66	6.92
LEASING EXP	.99	.25	.13	.57	7				
TOTAL PAYROLL	2.16	2.08	1.49	2.66	15				
TOTAL CONTRACT	2.20	1.73	1.45	3.21	16				

AVG SQFT OFC TEN	4848	61	AVG OFFICE OCCUPANCY	95.8	63
AVG SQFT RET TEN	904	51	AVG RETAIL OCCUPANCY	100.0	51
AVG SQFT OFC WORK	263	62	AVG RATE YR-END RENT	8.15	13
			RENTABLE GROSS SQFT	78	64

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.55	15
PAYROLL	.07	14
CONTRACT	1.37	14
SUP MAT MISC	.00	8
TRASH REMOVAL	.04	13
REPR MAINT TOTAL	1.54	15
PAYROLL	.96	15
ELEVATOR	.05	2
HVAC	.16	3
ELECTRICAL	.36	14
STRUCT ROOF	.07	1
PLUMBING	.01	1
FIRE LIFE SFTY	.01	1
OTHER MAINT SUP	.14	14
UTILITIES TOTAL	1.32	15
ELECTRIC	1.25	14
GAS	.15	13
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.05	13
RDS GNDS SEC TOT	.16	15
RDS GNDS TOTAL	.19	2
RDS GNDS PAYRL	.28	1
RDS GNDS CONTR	.09	1
RDS GNDS OTHER	.01	1
SECURITY TOTAL	.14	14
SEC PAYROLL	.12	14
SEC CONTRACTS	.01	13
SEC OTHER	.01	12

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.90	15
PAYROLL	.90	15
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES	.25	7
ADV PROMOTION		
COMM FEES		
TENANT ALTS	.25	7
BUY-OUTS		
TOTAL PAYROLL	2.08	15
CLEANING	.07	14
REPAIR MAINT	.96	15
RDS GROUNDS	.28	1
SECURITY	.12	14
ADMINISTRATIVE	.90	15
TOTAL CONTRACTS	1.78	15
CLEANING	1.37	14
REPAIR MAINT	.43	15
RDS GROUNDS	.09	1
SECURITY	.01	13
ADMINISTRATIVE	.81	1

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U.S. GOVERNMENT SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	115 BLDS 21,070,356 SQ.FT.					18,034,889 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					21	9.29	9.78	8.66	10.80
RETAIL AREA	15.44	17.56	7.59	22.55	11				
OTHER AREA	13.83	12.29	9.59	18.65	6				
TOTAL RENT	8.51	8.69	6.01	10.92	22				
MISCELLANEOUS	.44	.10	.00	.80	5				
TOTAL INCOME	8.61	8.69	6.12	10.92	22				
EXPENSE									
CLEANING	1.40	1.35	1.00	1.69	113	1.63	1.58	1.20	1.99
REPAIR-MAINT	1.19	1.00	.81	1.39	113	1.38	1.21	.95	1.64
UTILITIES	1.36	1.18	.79	1.58	113	1.55	1.30	.99	1.85
RDS GNDS SEC	.21	.17	.15	.19	114	.21	.17	.15	.19
ADMINISTRATIVE	.45	.39	.29	.56	111	.45	.39	.29	.56
TOTAL OPER EXP	4.57	4.28	3.53	5.32	114	5.24	4.95	4.11	6.21
FIXED EXPENSES	.25	.18	.06	.43	9	.25	.18	.06	.43
TOTAL OPER+FIXED	4.60	4.31	3.55	5.34	114	6.49	4.96	4.11	6.21
LEASING EXP	.39	.25	.02	.69	10				
TOTAL PAYROLL	2.44	2.40	1.51	3.21	28				
TOTAL CONTRACT	1.14	1.13	.13	1.56	28				

AVG SQFT OFC TEN	8941	101	AVG OFFICE OCCUPANCY	96.2	108
AVG SQFT RET TEN	2856	86	AVG RETAIL OCCUPANCY	100.0	88
AVG SQFT OFC WORK	226	104	AVG RATE YR END RENT	10.20	19
			RENTABLE GROSS SQFT	77	115

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.48	26
PAYROLL	.77	23
CONTRACT	.90	18
SUP MAT MISC	.09	18
TRASH REMOVAL	.03	26
REPR MAINT TOTAL	1.55	26
PAYROLL	1.16	24
ELEVATOR	.09	17
HVAC	.12	17
ELECTRICAL	.04	22
STRUCT ROOF	.08	3
PLUMBING	.01	13
FIRE LIFE SFTY	.05	4
OTHER MAINT SUP	.07	24
UTILITIES TOTAL	1.48	26
ELECTRIC	1.24	26
GAS	.05	20
FUEL OIL	.00	6
PURCH STEAM	.21	5
PURCH CH WTR	1.40	1
COAL		
WATER SEWER	.04	26
RDS GNDS SEC TOT	.14	26
RDS GNDS TOTAL	.08	13
RDS GNDS PAYRL	.06	9
RDS GNDS CONTR	.02	4
RDS GNDS OTHER	.00	10
SECURITY TOTAL	.21	16
SEC PAYROLL	.17	12
SEC CONTRACTS	.08	12
SEC OTHER	.01	13

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.67	24
PAYROLL	.62	24
MGMT FEES	.20	2
LEGAL FEES	.01	1
AUDIT FEES	.01	1
GEN OFC EXP	.18	3
OTHER ADM EXP	.07	4
FIXED EXP TOTAL	.18	7
REAL ESTATE TAX	.32	2
BUILDING INS	.13	7
PERS PROP TAX, OTHER TAXES	.00	2
LEASING EXPENSES	.28	9
ADV PROMOTION	.00	1
COMM FEES	.05	2
TENANT ALTS	.40	7
BUY-OUTS		
TOTAL PAYROLL	2.44	26
CLEANING	.77	23
REPAIR MAINT	1.16	24
RDS GROUNDS	.06	9
SECURITY	.17	12
ADMINISTRATIVE	.62	24
TOTAL CONTRACTS	1.13	26
CLEANING	.90	18
REPAIR MAINT	.26	26
RDS GROUNDS	.02	4
SECURITY	.08	12
ADMINISTRATIVE	.20	2

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U.S. GOVERNMENT SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	63 BLDS 26,622,394 SQ.FT.					23,000,108 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	14.01	13.92	6.16	19.51
RETAIL AREA	13.54	14.64			3				
OTHER AREA	14.63	14.63			1				
TOTAL RENT	13.61	13.59	6.49	18.32	6				
MISCELLANEOUS	.38	.36			2				
TOTAL INCOME	13.73	13.85	6.60	18.32	6				
EXPENSE									
CLEANING	1.45	1.30	.96	1.74	62	1.68	1.50	1.11	2.12
REPAIR-MAINT	1.26	1.12	.84	1.53	61	1.46	1.28	1.02	1.72
UTILITIES	1.65	1.60	1.05	2.02	61	1.88	1.90	1.21	2.43
RDS. GNDS. SEC	.23	.18	.16	.20	61	.23	.18	.16	.20
ADMINISTRATIVE	.41	.35	.24	.51	62	.41	.35	.24	.51
TOTAL OPER EXP	4.95	4.53	3.95	5.34	62	5.63	5.40	4.34	6.72
FIXED EXPENSES	.11	.10			2	.11	.10		
TOTAL OPER+FIXED	4.96	4.53	3.95	5.34	62	7.65	5.40	4.34	6.72
LEASING EXP.	.72	.53			3				
TOTAL PAYROLL	2.62	2.41	1.35	3.38	15				
TOTAL CONTRACT	1.15	.74	.08	1.80	15				

AVG SQFT OFC TEN	16363	56	AVG OFFICE OCCUPANCY	98.3	63
AVG SQFT RET TEN	3885	50	AVG RETAIL OCCUPANCY	99.3	51
AVG SQFT OFC WORK	222	58	AVG RATE YR-END RENT	15.19	7
			RENTABLE GROSS SQFT	77	63

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.49	15	ADMIN TOTAL	.41	15
PAYROLL	1.33	12	PAYROLL	.48	14
CONTRACT	.64	10	MGMT FEES	.06	1
SUP MAT MISC	.09	13	LEGAL FEES	.01	1
TRASH REMOVAL	.03	12	AUDIT FEES	.00	1
			GEN OFC EXP	.02	6
REPR MAINT TOTAL	1.61	15	OTHER ADM EXP	.02	5
PAYROLL	.94	14			
ELEVATOR	.08	12	FIXED EXP TOTAL	.10	2
HVAC	.06	11	REAL ESTATE TAX		
ELECTRICAL	.04	10	BUILDING INS	.02	1
STRUCT ROOF	.06	3	PERS PROP TAX		
PLUMBING	.01	8	OTHER TAXES	.18	1
FIRE LIFE SFTY	.01	7			
OTHER MAINT SUP	.22	15	LEASING EXPENSES	.53	3
			ADV PROMOTION	.03	1
UTILITIES TOTAL	1.56	14	COMM FEES		
ELECTRIC	1.23	14	TENANT ALTS	.50	3
GAS	.06	9	BUY-OUTS		
FUEL OIL	.00	5			
PURCH STEAM	.13	2	TOTAL PAYROLL	2.41	15
PURCH CH WTR	.89	2	CLEANING	1.33	12
COAL			REPAIR MAINT	.94	14
WATER SEWER	.05	12	RDS GROUNDS	.06	6
			SECURITY	.25	7
RDS GNDS SEC TOT	.46	14	ADMINISTRATIVE	.48	14
RDS GNDS TOTAL	.06	11			
RDS GNDS PAYRL	.06	6	TOTAL CONTRACTS	.74	15
RDS GNDS CONTR	.09	4	CLEANING	.64	10
RDS GNDS OTHER	.01	8	REPAIR MAINT	.33	13
SECURITY TOTAL	.52	10	RDS GROUNDS	.09	4
SEC PAYROLL	.25	7	SECURITY	.40	7
SEC CONTRACTS	.40	7	ADMINISTRATIVE	.08	2
SEC OTHER	.01	7			

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U.S. GOVERNMENT SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
DOWNTOWN MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	23 BLDS 21,465,253 SQ.FT.					18,916,903 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS					1				
TOTAL INCOME					1				
EXPENSE									
CLEANING	1.13	1.08	.80	1.33	23	1.28	1.33	.80	1.56
REPAIR-MAINT	1.02	.88	.68	1.54	22	1.15	1.00	.79	1.72
UTILITIES	1.54	1.65	1.00	1.96	22	1.70	1.71	1.23	2.09
RDS GNDS SEC	.22	.18	.18	.21	23	.22	.18	.18	.21
ADMINISTRATIVE	.30	.28	.24	.35	23	.30	.28	.24	.35
TOTAL OPER EXP	4.07	4.47	3.64	4.99	23	4.59	5.11	4.01	5.89
FIXED EXPENSES	.20	.20			2	.20	.20		
TOTAL OPER+FIXED	4.09	4.47	3.64	4.99	23	6.09	5.11	4.01	6.09
LEASING EXP	.01	.01			1				
TOTAL PAYROLL	1.59	1.68	1.06	2.03	4				
TOTAL CONTRACT	.64	.69	.38	.83	4				

AVG SQFT OFC TEN	35378	22	AVG OFFICE OCCUPANCY	98.4	23
AVG SQFT RET TEN	9464	16	AVG RETAIL OCCUPANCY	100.0	16
AVG SQFT OFC WORK	192	22	AVG RATE YR-END RENT	12.75	1
			RENTABLE GROSS SQFT	76	23

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.80	5	ADMIN TOTAL	.26	5
PAYROLL	.76	4	PAYROLL	.24	4
CONTRACT	.47	3	MGMT FEES	.08	1
SUP MAT MISC	.07	5	LEGAL FEES		
TRASH REMOVAL	.02	2	AUDIT FEES		
			GEN OFC EXP	.04	2
REPR MAINT TOTAL	.97	5	OTHER ADM EXP	.02	3
PAYROLL	.55	4			
ELEVATOR	.15	3	FIXED EXP TOTAL	.20	1
HVAC	.53	2	REAL ESTATE TAX		
ELECTRICAL	.02	2	BUILDING INS	.20	1
STRUCT ROOF			PERS PROP TAX		
PLUMBING	.00	1	OTHER TAXES		
FIRE LIFE SFTY	.00	1			
OTHER MAINT SUP	.12	4	LEASING EXPENSES	.01	1
			ADV PROMOTION	.01	1
UTILITIES TOTAL	1.38	5	COMM FEES		
ELECTRIC	.85	5	TENANT ALTS		
GAS	.00	2	BUY-OUTS		
FUEL OIL					
PURCH STEAM	.20	3	TOTAL PAYROLL	1.68	4
PURCH CH WTR	.49	1	CLEANING	.76	4
COAL			REPAIR MAINT	.55	4
WATER SEWER	.05	4	RDS GROUNDS	.07	2
			SECURITY	.12	3
RDS GNDS SEC TOT	.42	5	ADMINISTRATIVE	.24	4
RDS GNDS TOTAL	.06	3			
RDS GNDS PAYRL	.07	2	TOTAL CONTRACTS	.69	4
RDS GNDS CONTR	.01	1	CLEANING	.47	3
RDS GNDS OTHER	.01	3	REPAIR MAINT	.15	4
SECURITY TOTAL	.41	4	RDS GROUNDS	.01	1
SEC PAYROLL	.12	3	SECURITY	.31	2
SEC CONTRACTS	.31	2	ADMINISTRATIVE	.08	1
SEC OTHER	.01	3			

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. GOVERNMENT SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	28 BLDS 4,184,243 SQ.FT.					3,142,107 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					13	10.79	13.82	7.14	47.17
RETAIL AREA									
OTHER AREA	6.71	9.46			10				
TOTAL RENT	9.17	8.19	6.88	47.55	13				
MISCELLANEOUS	1.66	1.33	.50	3.99	12				
TOTAL INCOME	10.82	9.04	7.82	50.67	13				
EXPENSE									
CLEANING	1.55	1.66	1.28	1.90	28	2.07	1.90	1.47	3.12
REPAIR-MAINT	1.65	1.07	.66	1.78	28	2.20	1.39	.76	2.18
UTILITIES	1.87	1.30	.92	1.71	28	2.40	1.42	1.14	2.12
RDS GNDS SEC	.39	.18	.16	.20	26	.39	.18	.16	.20
ADMINISTRATIVE	.43	.39	.30	.64	28	.43	.39	.30	.64
TOTAL OPER EXP	5.86	4.80	3.88	6.10	28	7.71	5.44	4.97	7.56
FIXED EXPENSES	2.39	1.61	.89	7.04	4	2.39	1.61	.89	7.04
TOTAL OPER+FIXED	6.10	4.80	4.10	6.10	28	9.06	5.68	4.97	7.56
LEASING EXP	.08	.27			2				
TOTAL PAYROLL	3.26	3.38	.60	4.10	14				
TOTAL CONTRACT	1.15	.63	.26	4.29	14				

AVG SQFT OFC TEN	16375	16	AVG OFFICE OCCUPANCY	99.2	27
AVG SQFT RET TEN	5300	11	AVG RETAIL OCCUPANCY	100.0	11
AVG SQFT OFC WORK	134	27	AVG RATE YR END RENT	25.00	1
			RENTABLE GROSS SQFT	.86	28

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.69	14	ADMIN TOTAL	.60	14
PAYROLL	1.40	12	PAYROLL	.73	11
CONTRACT	.38	12	MGMT FEES	.25	3
SUP MAT MISC	.35	14	LEGAL FEES	.46	2
TRASH REMOVAL	.05	13	AUDIT FEES	.04	2
			GEN OFC EXP	.06	11
REPR MAINT TOTAL	1.70	14	OTHER ADM EXP	.07	3
PAYROLL	1.38	14			
ELEVATOR	.08	12	FIXED EXP TOTAL	1.61	4
HVAC	.27	14	REAL ESTATE TAX	1.04	3
ELECTRICAL	.04	13	BUILDING INS	.21	3
STRUCT ROOF	.05	2	PERS PROP TAX	.00	2
PLUMBING	.01	4	OTHER TAXES	.52	3
FIRE LIFE SFTY	.00	3			
OTHER MAINT SUP	.22	13	LEASING EXPENSES		
			ADV PROMOTION	.27	2
UTILITIES TOTAL	1.48	14	COMM FEES		
ELECTRIC	1.15	14	TENANT ALTS	.27	2
GAS	.08	13	BUY-OUTS		
FUEL OIL					
PURCH STEAM	.81	9	TOTAL PAYROLL	3.38	14
PURCH CH WTR			CLEANING	1.40	12
COAL			REPAIR MAINT	1.38	14
WATER SEWER	.14	13	RDS GROUNDS	.34	10
			SECURITY		
RDS GNDS SEC TOT	.27	12	ADMINISTRATIVE	.73	11
RDS GNDS TOTAL	.19	12			
RDS GNDS PAYRL	.34	10	TOTAL CONTRACTS	.63	14
RDS GNDS CONTR	.07	11	CLEANING	.30	12
RDS GNDS OTHER	.10	11	REPAIR MAINT	.28	14
SECURITY TOTAL	.29	1	RDS GROUNDS	.07	11
SEC PAYROLL			SECURITY	.29	1
SEC CONTRACTS	.29	1	ADMINISTRATIVE	.19	1
SEC OTHER					

*All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. GOVERNMENT SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
SUBURBAN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS 217,374 SQ.FT.					185,367 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	62.21	47.17		
RETAIL AREA									
OTHER AREA	12.24	12.24			1				
TOTAL RENT					2				
MISCELLANEOUS	6.23	6.23			1				
TOTAL INCOME	64.06	50.67			2				
EXPENSE									
CLEANING	3.01	1.88	1.39	3.12	9	3.53	2.13	1.55	3.67
REPAIR-MAINT	2.42	1.67	1.15	2.65	9	2.84	1.89	1.28	3.24
UTILITIES	3.81	1.23	.61	1.99	9	4.42	1.36	.92	2.30
RDS GNDS SEC	.18	.17	.14	.19	8	.18	.17	.14	.19
ADMINISTRATIVE	.98	.45	.38	1.43	9	.98	.45	.38	1.43
TOTAL OPER EXP	10.37	4.91	4.59	7.86	9	12.11	6.94	5.23	9.15
FIXED EXPENSES	8.94	7.04			2	8.94	7.04		
TOTAL OPER+FIXED	13.10	4.91	4.59	8.8	9	32.73	6.94	5.23	10.10
LEASING EXP	.54	.54			1				
TOTAL PAYROLL	3.24	3.40			2				
TOTAL CONTRACT	5.28	4.05			2				

AVG SQFT OFC TEN	5585	9	AVG OFFICE OCCUPANCY	99.4	9
AVG SQFT RET TEN	313	4	AVG RETAIL OCCUPANCY	100.0	4
AVG SQFT OFC WORK	33	9	AVG RATE YR END RENT	.00	0
			RENTABLE GROSS SQFT	.77	9

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	4.34	2	ADMIN TOTAL	2.22	2
PAYROLL	1.47	1	PAYROLL	1.19	1
CONTRACT	3.37	2	MGMT FEES	.87	1
SUP MAT MISC	.05	2	LEGAL FEES	.84	1
TRASH REMOVAL	.18	2	AUDIT FEES	.07	1
			GEN OFC EXP	.18	1
REPR MAINT TOTAL	3.81	2	OTHER ADM EXP	.65	2
PAYROLL	2.07	2			
ELEVATOR	.79	1	FIXED EXP TOTAL	7.04	2
HVAC	.35	2	REAL ESTATE TAX	9.69	1
ELECTRICAL	.16	1	BUILDING INS	1.96	1
STRUCT ROOF			PERS PROP TAX	.01	1
PLUMBING	.14	1	OTHER TAXES	1.21	2
FIRE LIFE SFTY	.02	1			
OTHER MAINT SUP	1.28	1	LEASING EXPENSES		
			ADV PROMOTION	.54	1
UTILITIES TOTAL	7.87	2	COMM FEES		
ELECTRIC	7.39	2	TENANT ALTS	.54	1
GAS	.00	1	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	3.40	2
PURCH CH WTR			CLEANING	1.47	1
COAL			REPAIR MAINT	2.07	2
WATER SEWER	.48	2	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.33	1	ADMINISTRATIVE	1.19	1
RDS GNDS TOTAL	.04	1			
RDS GNDS PAYRL			TOTAL CONTRACTS	4.05	2
RDS GNDS CONTR	.04	1	CLEANING	3.37	2
RDS GNDS OTHER			REPAIR MAINT	.52	2
SECURITY TOTAL	.29	1	RDS GROUNDS	.04	1
SEC PAYROLL			SECURITY	.29	1
SEC CONTRACTS	.29	1	ADMINISTRATIVE		
SEC OTHER					

*All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. GOVERNMENT SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS 1,303,298 SQ FT					1,111,657 SQ FT			
INCOME	DOLLARS SQ FT AVG	DOLLARS SQ FT MEDIAN	MID RANGE LOW	MID RANGE HIGH	# BLDS	DOLLAR SQ FT AVG	DOLLAR SQ FT MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA					1	6.44	6.44		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6.44	6.44			1				
MISCELLANEOUS	.91	.91			1				
TOTAL INCOME	7.35	7.35			1				
EXPENSE									
CLEANING	1.17	1.18	.74	1.71	6	1.37	1.47	.96	2.02
REPAIR-MAINT	.78	.69	.61	1.45	5	.91	.78	.68	2.08
UTILITIES	1.35	1.31	.92	1.71	6	1.49	1.42	1.07	1.91
RDS GNDS SEC	.18	.18	.17	.21	5	.18	.18	.17	.21
ADMINISTRATIVE	.42	.33	.22	.78	6	.42	.33	.22	.78
TOTAL OPER EXP	3.87	3.65	3.00	5.47	6	4.44	5.01	3.20	6.41
FIXED EXPENSES	1.31	1.31			1	1.31	1.31		
TOTAL OPER+FIXED	4.15	4.30	3.00	5.47	6	4.39	5.01	3.85	6.41
LEASING EXP	.00	.00			1				
TOTAL PAYROLL	1.91	2.70			2				
TOTAL CONTRACT	.38	.28			2				

AVG SQFT OFC TEN	13036	5	AVG OFFICE OCCUPANCY	97.8	5
AVG SQFT RET TEN	7924	4	AVG RETAIL OCCUPANCY	100.0	4
AVG SQFT OFC WORK	144	5	AVG RATE YR END RENT	25.00	1
			RENTABLE GROSS SQFT	.88	6

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.27	2	ADMIN TOTAL	.47	2
PAYROLL	1.20	2	PAYROLL	.73	1
CONTRACT			MGMT FEES	.09	1
SUP MAT MISC	.08	2	LEGAL FEES	.09	1
TRASH REMOVAL	.01	1	AUDIT FEES	.01	1
			GEN OFC EXP	.02	1
			OTHER ADM EXP	.01	1
REPR MAINT TOTAL	1.32	2			
PAYROLL	1.03	2	FIXED EXP TOTAL	1.31	1
ELEVATOR	.08	2	REAL ESTATE TAX	1.04	1
HVAC	.07	2	BUILDING INS	.21	1
ELECTRICAL	.03	2	PERS PROP TAX	.00	1
STRUCT ROOF	.03	1	OTHER TAXES	.05	1
PLUMBING	.01	2			
FIRE LIFE SFTY	.00	1	LEASING EXPENSES	.00	1
OTHER MAINT SUP	.10	2	ADV PROMOTION		
			COMM FEES	.00	1
UTILITIES TOTAL	1.31	2	TENANT ALTS		
ELECTRIC	1.23	2	BUY-OUTS		
GAS	.04	2			
FUEL OIL			TOTAL PAYROLL	2.70	2
PURCH STEAM			CLEANING	1.20	2
PURCH CH WTR			REPAIR MAINT	1.03	2
COAL			RDS GROUNDS	.20	1
WATER SEWER	.04	2	SECURITY		
			ADMINISTRATIVE	.73	1
RDS GNDS SEC TOT	.20	1			
RDS GNDS TOTAL	.20	1	TOTAL CONTRACTS	.28	2
RDS GNDS PAYRL	.20	1	CLEANING		
RDS GNDS CONTR			REPAIR MAINT	.18	2
RDS GNDS OTHER	.00	1	RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE	.19	1
SEC CONTRACTS					
SEC OTHER					

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U.S. GOVERNMENT SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
ALL RURAL

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	26 BLDS 489,666 SQ FT					486,948 SQ FT			
INCOME	DOLLARS SQ FT AVG	DOLLARS SQ FT MEDIAN	MID RANGE LOW	MID RANGE HIGH	# BLDS	DOLLAR SQ FT AVG	DOLLAR SQ FT MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.87	1.14			26	.88	1.29		
REPAIR MAINT	1.74	2.10			26	1.75	2.35		
UTILITIES	3.13	1.92			26	3.15	1.99		
RDS GNDS SEC	1.66	.95			26	1.66	.95		
ADMINISTRATIVE	.25	.71			26	.25	.21		
TOTAL OPER EXP	7.65	6.32			26	7.70	6.82		
FIXED EXPENSES									
TOTAL OPER+FIXED	7.65	6.32			26		6.82		
LEASING EXP									
TOTAL PAYROLL	2.86	2.86			25				
TOTAL CONTRACT	1.12	1.12			25				

AVG SQFT OFC TEN	3444	1	AVG OFFICE OCCUPANCY	99.4	26
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	217	26	AVG RATE YR END RENT	.00	0
			RENTABLE GROSS SQFT	.99	26

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.85	25	ADMIN TOTAL	.25	25
PAYROLL	.77	25	PAYROLL	.23	25
CONTRACT	.01	25	MGMT FEES		
SUP MAT MISC	.05	25	LEGAL FEES		
TRASH REMOVAL	.03	25	AUDIT FEES		
			GEN OFC EXP	.02	25
			OTHER ADM EXP		
REPR MAINT TOTAL	1.71	25			
PAYROLL	.39	25	FIXED EXP TOTAL		
ELEVATOR	.04	25	REAL ESTATE TAX		
HVAC	.55	25	BUILDING INS		
ELECTRICAL	.15	25	PERS PROP TAX		
STRUCT ROOF	.12	25	OTHER TAXES		
PLUMBING	.13	25			
FIRE LIFE SFTY	.05	25	LEASING EXPENSES		
OTHER MAINT SUP	.29	25	ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL	3.22	25	TENANT ALTS		
ELECTRIC	.04	25	BUY-OUTS		
GAS					
FUEL OIL			TOTAL PAYROLL	2.86	25
PURCH STEAM	3.17	25	CLEANING	.77	25
PURCH CH WTR			REPAIR MAINT	.39	25
COAL			RDS GROUNDS	.10	25
WATER SEWER	.01	25	SECURITY	1.37	25
			ADMINISTRATIVE	.23	25
RDS GNDS SEC TOT	1.71	25			
RDS GNDS TOTAL	.23	25	TOTAL CONTRACTS	1.12	25
RDS GNDS PAYRL	.10	25	CLEANING	.01	25
RDS GNDS CONTR	.13	25	REPAIR MAINT	.88	25
RDS GNDS OTHER			RDS GROUNDS	.13	25
SECURITY TOTAL	1.48	25	SECURITY	.11	25
SEC PAYROLL	1.37	25	ADMINISTRATIVE	.02	25
SEC CONTRACTS	.11	25			
SEC OTHER					

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City Analyses 1986
United States Government Sector

Annapolis, MD
Atlanta, GA

U.S. GOVERNMENT SECTOR
ANNAPOLIS
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	17 BLDS	796,922 SQ.FT.				794,872 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					17	.50	.50		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	.50	.50			17				
MISCELLANEOUS									
TOTAL INCOME	.50	.50			17				
EXPENSE									
CLEANING	1.46	1.46			17	1.46	1.46		
REPAIR-MAINT	2.14	2.14			17	2.15	2.15		
UTILITIES	2.52	2.52			17	2.52	2.52		
RDS. GNDS. SEC.	2.92	2.92			17	2.92	2.92		
ADMINISTRATIVE	.52	.52			17	.52	.52		
TOTAL OPER EXP	9.55	9.55			17	9.58	9.58		
FIXED EXPENSES									
TOTAL OPER+FIXED	9.55	9.55			17		9.58		
LEASING EXP									
TOTAL PAYROLL	5.38	5.38			17				
TOTAL CONTRACT	.62	.62			17				

AVG SQFT OFC TEN	23379	17	AVG OFFICE OCCUPANCY	100.0	17
AVG SQFT RET TEN	1025	17	AVG RETAIL OCCUPANCY	100.0	17
AVG SQFT OFC WORK	231	17	AVG RATE YR-END RENT	9.28	17
			RENTABLE GROSS SQFT	.65	17

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.46	17	ADMIN TOTAL	.52	17
PAYROLL	1.08	17	PAYROLL	.43	17
CONTRACT	.15	17	MGMT FEES		
SUP MAT MISC	.19	17	LEGAL FEES		
TRASH REMOVAL	.02	17	AUDIT FEES		
REPR MAINT TOTAL	2.14	17	GEN OFC EXP		
PAYROLL	1.51	17	OTHER ADM EXP	.09	17
ELEVATOR	.09	17	FIXED EXP TOTAL		
HVAC	.09	17	REAL ESTATE TAX		
ELECTRICAL	.06	17	BUILDING INS		
STRUCT ROOF	.09	17	PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY	.02	17	LEASING EXPENSES		
OTHER MAINT SUP	.28	17	ADV PROMOTION		
UTILITIES TOTAL	2.52	17	COMM FEES		
ELECTRIC	1.95	17	TENANT ALTS		
GAS	.43	17	BUY OUTS		
FUEL OIL	.04	17	TOTAL PAYROLL	5.38	17
PURCH STEAM			CLEANING	1.08	17
PURCH CH WTR			REPAIR MAINT	1.51	17
COAL			RDS GROUNDS	.22	17
WATER SEWER	.10	17	SECURITY	2.15	17
RDS GNDS SEC TOT	2.92	17	ADMINISTRATIVE	.43	17
RDS GNDS TOTAL	.36	17	TOTAL CONTRACTS	.62	17
RDS GNDS PAYRL	.22	17	CLEANING	.18	17
RDS GNDS CONTR	.11	17	REPAIR MAINT	.33	17
RDS GNDS OTHER	.04	17	RDS GROUNDS	.11	17
SECURITY TOTAL	2.56	17	SECURITY		
SEC PAYROLL	2.15	17	ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER	.41	17			

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U.S. GOVERNMENT SECTOR
ATLANTA
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,451,148 SQ.FT.				1,197,895 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	9.36	7.22	6.30	9.34
RETAIL AREA									
OTHER AREA	13.01	10.65			2				
TOTAL RENT	9.84	7.85	6.32	10.29	4				
MISCELLANEOUS									
TOTAL INCOME	9.84	7.85	6.32	10.29	4				
EXPENSE									
CLEANING	1.14	1.25	1.05	1.53	6	1.38	1.39	1.21	2.45
REPAIR-MAINT	1.36	1.65	1.18	2.52	6	1.64	2.37	1.40	2.98
UTILITIES	1.56	1.40	1.18	1.63	6	1.68	1.70	1.22	2.28
RDS. GNDS. SEC.	.17	.08	.06	.20	6	.17	.08	.06	.20
ADMINISTRATIVE	.44	.74	.30	.95	6	.44	.74	.30	.95
TOTAL OPER EXP	4.67	5.21	4.17	6.35	6	5.44	6.25	4.71	9.07
FIXED EXPENSES									
TOTAL OPER+FIXED	4.67	5.21	4.17	6.35	6		6.25	4.71	9.07
LEASING EXP									
TOTAL PAYROLL	2.17	2.08	1.65	2.44	4				
TOTAL CONTRACT	1.88	1.79	1.57	2.73	4				

AVG SQFT OFC TEN	9161	5	AVG OFFICE OCCUPANCY	99.8	5
AVG SQFT RET TEN	30357	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	203	5	AVG RATE YR-END RENT	8.15	4
			RENTABLE GROSS SQFT	.79	6

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.38	4	ADMIN TOTAL	.82	4
PAYROLL	.03	4	PAYROLL	.82	4
CONTRACT	1.30	4	MGMT FEES		
SUP MAT MISC	.00	3	LEGAL FEES		
TRASH REMOVAL	.04	4	AUDIT FEES		
REPR MAINT TOTAL	2.15	4	GEN OFC EXP		
PAYROLL	1.25	4	OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL	.53	4	BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP	.13	4	ADV PROMOTION		
UTILITIES TOTAL	1.40	4	COMM FEES		
ELECTRIC	1.28	4	TENANT ALTS		
GAS	.05	3	BUY OUTS		
FUEL OIL			TOTAL PAYROLL	2.08	4
PURCH STEAM	.14	1	CLEANING	.03	4
PURCH CH WTR			REPAIR MAINT	1.25	4
COAL			RDS GROUNDS		
WATER SEWER	.03	4	SECURITY	.06	4
RDS GNDS SEC TOT	.07	4	ADMINISTRATIVE	.82	4
RDS GNDS TOTAL			TOTAL CONTRACTS	1.79	4
RDS GNDS PAYRL			CLEANING	1.30	4
RDS GNDS CONTR			REPAIR MAINT	.53	4
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL	.07	4	SECURITY	.00	3
SEC PAYROLL	.06	4	ADMINISTRATIVE		
SEC CONTRACTS	.00	3			
SEC OTHER	.01	4			

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Bakersfield, CA
Baltimore, MD

U.S. GOVERNMENT SECTOR
BAKERSFIELD
ALL RURAL

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	25 BLDS	473,718 SQ FT				473,718 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	85	85			25	85	85		
REPAIR MAINT	1.71	1.71			25	1.71	1.71		
UTILITIES	3.22	3.22			25	3.22	3.22		
RDS GNDS SEC	1.71	1.71			25	1.71	1.71		
ADMINISTRATIVE	25	25			25	25	25		
TOTAL OPER EXP	7.75	7.75			25	7.75	7.75		
FIXED EXPENSES									
TOTAL OPER+FIXED	7.75	7.75			25		7.75		
LEASING EXP									
TOTAL PAYROLL	2.86	2.86			25				
TOTAL CONTRACT	1.12	1.12			25				

AVG SQFT OFC TEN	0	0	AVG OFFICE OCCUPANCY	100.0	25
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	217	25	AVG RATE YR END RENT	.00	0
			RENTABLE GROSS SQFT	1.00	25

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	85	25	ADMIN TOTAL	25	25
PAYROLL	77	25	PAYROLL	23	25
CONTRACT	01	25	MGMT FEES		
SUP MAT MISC	05	25	LEGAL FEES		
TRASH REMOVAL	03	25	AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL	1.71	25	OTHER ADM EXP	02	25
PAYROLL	39	25			
ELEVATOR	04	25	FIXED EXP TOTAL		
HVAC	55	25	REAL ESTATE TAX		
ELECTRICAL	15	25	BUILDING INS		
STRUCT ROOF	12	25	PERS PROP TAX		
PLUMBING	13	25	OTHER TAXES		
FIRE LIFE SFTY	05	25			
OTHER MAINT SUP	29	25	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	3.22	25	COMM FEES		
ELECTRIC	04	25	TENANT ALTS		
GAS			BUY OUTS		
FUEL OIL					
PURCH STEAM	3.17	25	TOTAL PAYROLL	2.86	25
PURCH CH WTR			CLEANING	77	25
COAL			REPAIR MAINT	39	25
WATER SEWER	01	25	RDS GROUNDS	10	25
			SECURITY	1.37	25
RDS GNDS SEC TOT	1.71	25	ADMINISTRATIVE	23	25
RDS GNDS TOTAL	23	25	TOTAL CONTRACTS		
RDS GNDS PAYRL	10	25		1.12	25
RDS GNDS CONTR	13	25	CLEANING	01	25
RDS GNDS OTHER			REPAIR MAINT	86	25
SECURITY TOTAL	1.48	25	RDS GROUNDS	13	25
SEC PAYROLL	1.37	25	SECURITY	11	25
SEC CONTRACTS	11	25	ADMINISTRATIVE	02	25
SEC OTHER					

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U.S. GOVERNMENT SECTOR
BALTIMORE
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,798,389 SQ FT				1,503,995 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	1.52	1.52		
RETAIL AREA	2.21	2.21			4				
OTHER AREA									
TOTAL RENT	1.33	1.33			4				
MISCELLANEOUS									
TOTAL INCOME	1.33	1.33			4				
EXPENSE									
CLEANING	1.28	1.25	74	1.50	7	1.50	1.43	85	1.79
REPAIR MAINT	1.32	1.03	82	1.42	7	1.54	1.19	1.01	1.63
UTILITIES	2.53	1.95	1.26	2.80	7	2.93	2.23	1.54	3.18
RDS GNDS SEC	1.09	19	16	1.17	7	1.09	19	16	1.17
ADMINISTRATIVE	43	31	21	46	7	43	31	21	46
TOTAL OPER EXP	6.66	4.97	3.44	7.11	7	7.79	5.75	4.21	8.23
FIXED EXPENSES									
TOTAL OPER+FIXED	6.66	4.97	3.44	7.11	7		5.75	4.21	8.23
LEASING EXP									
TOTAL PAYROLL	4.03	4.03			4				
TOTAL CONTRACT	83	83			4				

AVG SQFT OFC TEN	21982	7	AVG OFFICE OCCUPANCY	97.9	7
AVG SQFT RET TEN	3481	7	AVG RETAIL OCCUPANCY	100.0	7
AVG SQFT OFC WORK	167	7	AVG RATE YR END RENT	10.21	4
			RENTABLE GROSS SQFT	72	7

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.26	4	ADMIN TOTAL	59	4
PAYROLL	69	4	PAYROLL	52	4
CONTRACT	39	4	MGMT FEES		
SUP MAT MISC	12	4	LEGAL FEES		
TRASH REMOVAL	06	4	AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL	1.68	4	OTHER ADM EXP	07	4
PAYROLL	1.21	4			
ELEVATOR	08	4	FIXED EXP TOTAL		
HVAC	10	4	REAL ESTATE TAX		
ELECTRICAL	01	4	BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY	05	4			
OTHER MAINT SUP	22	4	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	3.28	4	COMM FEES		
ELECTRIC	3.18	4	TENANT ALTS		
GAS	01	4	BUY OUTS		
FUEL OIL	03	4			
PURCH STEAM			TOTAL PAYROLL	4.03	4
PURCH CH WTR			CLEANING	69	4
COAL			REPAIR MAINT	1.21	4
WATER SEWER	06	4	RDS GROUNDS	16	4
			SECURITY	1.45	4
RDS GNDS SEC TOT	2.15	4	ADMINISTRATIVE	52	4
RDS GNDS TOTAL	24	4	TOTAL CONTRACTS		
RDS GNDS PAYRL	16	4		83	4
RDS GNDS CONTR	05	4	CLEANING	39	4
RDS GNDS OTHER	03	4	REPAIR MAINT	19	4
SECURITY TOTAL	1.91	4	RDS-GROUNDS	05	4
SEC PAYROLL	1.45	4	SECURITY	19	4
SEC CONTRACTS	19	4	ADMINISTRATIVE		
SEC OTHER	26	4			

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Boston, MA

U.S. GOVERNMENT SECTOR
BOSTON
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS 2,562,925 SQ.FT.					2,184,757 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					1	17.02	17.02		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	14.33	14.33			1				
MISCELLANEOUS									
TOTAL INCOME	14.33	14.33			1				
EXPENSE									
CLEANING	1.60	1.69	1.33	2.38	9	1.89	2.14	1.73	2.60
REPAIR-MAINT	1.41	1.43	.83	2.37	9	1.67	1.49	.99	2.72
UTILITIES	2.20	1.97	1.55	2.43	9	2.58	2.46	2.05	2.88
RDS. GNDS. SEC	.37	.17	.16	.43	9	.37	.17	.16	.43
ADMINISTRATIVE	.38	.40	.23	.80	9	.38	.40	.23	.80
TOTAL OPER EXP	5.96	6.49	4.79	7.42	9	7.02	6.73	5.73	8.69
FIXED EXPENSES									
TOTAL OPER+FIXED	5.96	6.49	4.79	7.42	9		6.73	5.73	8.69
LEASING EXP	.53	.53			1				
TOTAL PAYROLL	1.96	1.92			2				
TOTAL CONTRACT	2.80	2.84			2				

AVG SQFT OFC TEN	18537	9	AVG OFFICE OCCUPANCY	96.8	9
AVG SQFT RET TEN	2985	6	AVG RETAIL OCCUPANCY	100.0	6
AVG SQFT OFC WORK	164	9	AVG RATE YR-END RENT	27.00	1
			RENTABLE GROSS SQFT	.77	9

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.93	2	ADMIN TOTAL	.43	2
PAYROLL	1.40	1	PAYROLL	.42	2
CONTRACT	1.14	2	MGMT FEES		
SUP MAT MISC	.07	1	LEGAL FEES		
TRASH REMOVAL	.09	1	AUDIT FEES		
			GEN OFC EXP	.02	1
			OTHER ADM EXP	.00	1
REPR MAINT TOTAL	2.24	2			
PAYROLL	.67	2	FIXED EXP TOTAL		
ELEVATOR	.30	2	REAL ESTATE TAX		
HVAC	.03	2	BUILDING INS		
ELECTRICAL	.02	1	PERS PROP TAX		
STRUCT ROOF	.21	1	OTHER TAXES		
PLUMBING	.09	1			
FIRE LIFE SFTY	.02	2	LEASING EXPENSES	.53	1
OTHER MAINT SUP	1.06	2	ADV PROMOTION	.03	1
			COMM FEES		
UTILITIES TOTAL	2.08	2	TENANT ALTS	.50	1
ELECTRIC	1.89	2	BUY OUTS		
GAS	.01	1			
FUEL OIL	.20	1	TOTAL PAYROLL	1.92	2
PURCH STEAM	.14	1	CLEANING	1.40	1
PURCH CH WTR			REPAIR MAINT	.67	2
COAL			RDS GROUNDS		
WATER SEWER	.02	2	SECURITY	.25	1
			ADMINISTRATIVE	.42	2
RDS GNDS SEC TOT	.74	2			
RDS GNDS TOTAL	.09	2	TOTAL CONTRACTS	2.84	2
RDS GNDS PAYRL			CLEANING	1.14	2
RDS GNDS CONTR	.09	2	REPAIR MAINT	1.08	2
RDS GNDS OTHER			RDS GROUNDS	.09	2
SECURITY TOTAL	.65	2	SECURITY	.52	2
SEC PAYROLL	.25	1	ADMINISTRATIVE		
SEC CONTRACTS	.52	2			
SEC OTHER	.00	1			

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U.S. GOVERNMENT SECTOR
BOSTON
DOWNTOWN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 68,322 SQ.FT.					58,077 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	2.53	2.44			3	2.98	2.54		
REPAIR-MAINT	1.53	1.43			3	1.81	1.49		
UTILITIES	4.00	1.47			3	4.64	2.06		
RDS GNDS SEC	.14	.16			3	.14	.16		
ADMINISTRATIVE	.83	.97			3	.83	.97		
TOTAL OPER EXP	9.04	6.49			3	10.57	6.69		
FIXED EXPENSES									
TOTAL OPER+FIXED	9.04	6.49			3		6.69		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	2812	3	AVG OFFICE OCCUPANCY	82.3	3
AVG SQFT RET TEN	750	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	244	3	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.39	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
			OTHER ADM EXP		
REPR MAINT TOTAL					
PAYROLL			FIXED EXP TOTAL		
ELEVATOR			REAL ESTATE TAX		
HVAC			BUILDING INS		
ELECTRICAL			PERS PROP TAX		
STRUCT ROOF			OTHER TAXES		
PLUMBING					
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL			TENANT ALTS		
ELECTRIC			BUY OUTS		
GAS					
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
			ADMINISTRATIVE		
RDS GNDS SEC TOT					
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

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U.S. GOVERNMENT SECTOR
BOSTON
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 1,689,870 SQ.FT.					1,415,218 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					1	17.02	17.02		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	14.33	14.33			1				
MISCELLANEOUS									
TOTAL INCOME	14.33	14.33			1				
EXPENSE									
CLEANING	1.76	1.82	1.53	2.00	4	2.10	2.04	1.89	2.31
REPAIR MAINT	1.62	1.32	.91	2.24	4	1.94	1.51	1.16	2.57
UTILITIES	2.01	2.08	1.80	2.27	4	2.39	2.35	2.07	2.76
RDS GNDS SEC	.46	.43	.18	.74	4	.46	.43	.18	.74
ADMINISTRATIVE	.39	.32	.23	.52	4	.39	.32	.23	.52
TOTAL OPER EXP	6.25	6.13	5.01	7.42	4	7.45	7.08	6.32	8.40
FIXED EXPENSES									
TOTAL OPER+FIXED	6.25	6.13	5.01	7.42	4		7.08	6.32	8.40
LEASING EXP	.53	.53			1				
TOTAL PAYROLL	1.96	1.92			2				
TOTAL CONTRACT	2.80	2.84			2				

AVG SQFT OFC TEN	23286	4	AVG OFFICE OCCUPANCY	97.1	4
AVG SQFT RET TEN	3238	3	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	159	4	AVG RATE YR END RENT	27.00	1
			RENTABLE GROSS SQFT	.81	4

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.93	2
PAYROLL	1.40	1
CONTRACT	1.14	2
SUP MAT MISC	.07	1
TRASH REMOVAL	.09	1
REPR MAINT TOTAL	2.24	2
PAYROLL	.67	2
ELEVATOR	.30	2
HVAC	.03	2
ELECTRICAL	.02	1
STRUCT ROOF	.21	1
PLUMBING	.09	1
FIRE LIFE SFTY	.02	2
OTHER MAINT SUP	1.06	2
UTILITIES TOTAL	2.08	2
ELECTRIC	1.89	2
GAS	.01	1
FUEL OIL	.20	1
PURCH STEAM	.14	1
PURCH CH WTR		
COAL		
WATER SEWER	.02	2
RDS GNDS SEC TOT	.74	2
RDS GNDS TOTAL	.09	2
RDS GNDS PAYRL		
RDS GNDS CONTR	.09	2
RDS GNDS OTHER		
SECURITY TOTAL	.65	2
SEC PAYROLL	.25	1
SEC CONTRACTS	.52	2
SEC OTHER	.00	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.43	2
PAYROLL	.42	2
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.02	1
OTHER ADM EXP	.00	1
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES	.53	1
ADV PROMOTION	.03	1
COMM FEES		
TENANT ALTS	.50	1
BUY OUTS		
TOTAL PAYROLL	1.92	2
CLEANING	1.40	1
REPAIR MAINT	.67	2
RDS GROUNDS		
SECURITY	.25	1
ADMINISTRATIVE	.42	2
TOTAL CONTRACTS	2.84	2
CLEANING	1.14	2
REPAIR MAINT	1.08	2
RDS GROUNDS	.09	2
SECURITY	.52	2
ADMINISTRATIVE		

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U.S. GOVERNMENT SECTOR
CHICAGO
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS 3,269,247 SQ.FT.					2,962,030 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	15.30	15.30		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	15.30	15.30			3				
MISCELLANEOUS									
TOTAL INCOME	15.30	15.30			3				
EXPENSE									
CLEANING	1.74	1.69	1.00	1.9	7	1.92	2.07	1.14	2.53
REPAIR MAINT	1.62	1.01	.93	1.67	7	1.79	1.45	1.10	1.88
UTILITIES	2.14	1.98	.81	2.4	7	2.34	2.52	1.20	2.59
RDS GNDS SEC	.19	.18	.18	.19	7	.19	.18	.18	.19
ADMINISTRATIVE	.56	.24	.17	.6	7	.56	.24	.17	.61
TOTAL OPER EXP	6.26	5.14	3.31	6.55	7	6.89	6.96	4.11	7.46
FIXED EXPENSES									
TOTAL OPER+FIXED	6.26	5.14	3.31	6.55	7		6.96	4.11	7.46
LEASING EXP									
TOTAL PAYROLL	2.63	2.63			3				
TOTAL CONTRACT	2.09	2.09			3				

AVG SQFT OFC TEN	26959	7	AVG OFFICE OCCUPANCY	95.6	7
AVG SQFT RET TEN	5987	4	AVG RETAIL OCCUPANCY	100.0	4
AVG SQFT OFC WORK	207	7	AVG RATE YR END RENT	.00	0
			RENTABLE GROSS SQFT	1.89	7

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	2.07	3
PAYROLL	.98	3
CONTRACT	.98	3
SUP MAT MISC	.08	3
TRASH REMOVAL	.03	3
REPR MAINT TOTAL	2.16	3
PAYROLL	.85	3
ELEVATOR	.21	3
HVAC	.10	3
ELECTRICAL	.03	3
STRUCT ROOF	.61	3
PLUMBING	.06	3
FIRE LIFE SFTY	.04	3
OTHER MAINT SUP	.26	3
UTILITIES TOTAL	2.57	3
ELECTRIC	2.02	3
GAS	.48	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.07	3
RDS GNDS SEC TOT	.20	3
RDS GNDS TOTAL		
RDS GNDS PAYRL		
RDS GNDS CONTR		
RDS GNDS OTHER		
SECURITY TOTAL	.20	3
SEC PAYROLL	.11	3
SEC CONTRACTS	.09	3
SEC OTHER	.01	3

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.83	3
PAYROLL	.69	3
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.13	3
OTHER ADM EXP	.01	3
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY OUTS		
TOTAL PAYROLL	2.63	3
CLEANING	.98	3
REPAIR MAINT	.85	3
RDS GROUNDS		
SECURITY	.11	3
ADMINISTRATIVE	.69	3
TOTAL CONTRACTS	2.09	3
CLEANING	.98	3
REPAIR MAINT	1.02	3
RDS GROUNDS		
SECURITY	.09	3
ADMINISTRATIVE		

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Cincinnati, OH
Cleveland, OH

U.S. GOVERNMENT SECTOR
CINCINNATI
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS 2,296,094 SQ. FT.					2,023,843 SQ. FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	1.89	2.07		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	1.84	1.86			2				
MISCELLANEOUS									
TOTAL INCOME	1.84	1.86			2				
EXPENSE									
CLEANING	.85	.90	.86	1.23	9	.98	1.15	.84	1.58
REPAIR-MAINT	1.49	1.31	.88	2.69	9	1.69	1.62	1.03	2.90
UTILITIES	1.47	1.55	1.14	2.23	9	1.66	2.06	1.20	2.44
RDS/GRDS/SEC	.22	.15	.13	.21	9	.22	.15	.13	.21
ADMINISTRATIVE	.28	.32	.28	.35	5	.28	.32	.28	.35
TOTAL OPER EXP	4.21	4.27	3.16	6.27	9	4.78	4.76	3.79	7.34
FIXED EXPENSES	.17	.05	.03	.74	5	.17	.05	.03	.74
TOTAL OPER+FIXED	4.30	4.49	3.86	6.31	9	5.41	5.41	3.90	7.35
LEASING EXP	1.84	1.84			1				
TOTAL PAYROLL	1.84	.72	.83	1.66	8				
TOTAL CONTRACT	.88	.77	.74	1.17	8				

AVG SQFT OFC TEN	10130	8	AVG OFFICE OCCUPANCY	98.3	9
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	305	9	AVG RATE YR-END RENT	8.46	5
			RENTABLE GROSS SQFT	.88	9

COMPONENT COSTS: TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.90	7	ADMIN TOTAL	.29	4
PAYROLL	.15	5	PAYROLL	.27	4
CONTRACT	.81	7	MGMT FEES		
SUP MAT MISC	.08	8	LEGAL FEES		
TRASH REMOVAL	.03	4	AUDIT FEES		
			GEN OFC EXP	.01	1
REPR MAINT TOTAL	1.31	7	OTHER ADM EXP	.02	1
PAYROLL	.72	8			
ELEVATOR	.08	5	FIXED EXP TOTAL	.03	4
HVAC	.13	4	REAL ESTATE TAX		
ELECTRICAL	.13	4	BUILDING INS	.03	4
STRUCT ROOF	.08	4	PERS PROP TAX		
PLUMBING	.01	4	OTHER TAXES		
FIRE LIFE SFTY	.00	3			
OTHER MAINT SUP	.16	8	LEASING EXPENSES	1.84	1
			ADV PROMOTION		
UTILITIES TOTAL	1.75	7	COMM FEES		
ELECTRIC	1.32	7	TENANT ALTS	1.84	1
GAS	.34	4	BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.78	7
PURCH CH WTR			CLEANING	.15	5
COAL			REPAIR MAINT	.72	8
WATER SEWER	.11	4	RDS GROUNDS		
			SECURITY	.13	4
RDS GRDS SEC TOT	.14	7	ADMINISTRATIVE	.27	4
RDS GRDS TOTAL	.01	2			
RDS GRDS PAYRL			TOTAL CONTRACTS	.90	7
RDS GRDS CONTR	.01	2	CLEANING	.81	7
RDS GRDS OTHER			REPAIR MAINT	.38	7
SECURITY TOTAL	.14	7	RDS GROUNDS	.01	2
SEC PAYROLL	.13	4	SECURITY	.14	4
SEC CONTRACTS	.14	4	ADMINISTRATIVE		
SEC OTHER	.00	1			

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U.S. GOVERNMENT SECTOR
CLEVELAND
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 2,526,343 SQ. FT.					2,345,496 SQ. FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.44	1.51	1.25	1.55	5	1.55	1.75	1.25	2.09
REPAIR MAINT	.92	1.01	.81	1.52	5	.99	1.44	.87	1.74
UTILITIES	1.85	1.88	1.54	2.60	4	1.99	2.02	1.93	3.02
RDS GRDS SEC	.37	.30	.17	.53	5	.37	.30	.17	.53
ADMINISTRATIVE	.28	.29	.24	.37	5	.28	.29	.24	.37
TOTAL OPER EXP	4.60	4.51	3.78	6.13	5	4.93	5.23	4.15	7.58
FIXED EXPENSES									
TOTAL OPER+FIXED	4.60	4.51	3.78	6.13	5		5.23	4.15	7.58
LEASING EXP									
TOTAL PAYROLL	2.28	2.81			3				
TOTAL CONTRACT	.88	.28			3				

AVG SQFT OFC TEN	20133	4	AVG OFFICE OCCUPANCY	98.8	5
AVG SQFT RET TEN	18008	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	173	4	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.78	5

COMPONENT COSTS: TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.49	3	ADMIN TOTAL	.30	3
PAYROLL	.95	3	PAYROLL	.23	3
CONTRACT	.07	3	MGMT FEES		
SUP MAT MISC	.04	3	LEGAL FEES		
TRASH REMOVAL	.03	2	AUDIT FEES		
			GEN OFC EXP	.04	3
REPR MAINT TOTAL	1.48	3	OTHER ADM EXP	.02	3
PAYROLL	1.13	3			
ELEVATOR	.10	3	FIXED EXP TOTAL		
HVAC	.05	2	REAL ESTATE TAX		
ELECTRICAL	.04	1	BUILDING INS		
STRUCT ROOF	.01	1	PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY	.00	2			
OTHER MAINT SUP	.14	2	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	2.60	2	COMM FEES		
ELECTRIC	2.09	2	TENANT ALTS		
GAS	.01	2	BUY OUTS		
FUEL OIL					
PURCH STEAM	.34	2	TOTAL PAYROLL	2.81	3
PURCH CH WTR			CLEANING	.95	3
COAL			REPAIR MAINT	1.13	3
WATER SEWER	.16	2	RDS GROUNDS	.14	2
			SECURITY	.33	2
RDS GRDS SEC TOT	.51	3	ADMINISTRATIVE	.23	3
RDS GRDS TOTAL	.13	3			
RDS GRDS PAYRL	.14	2	TOTAL CONTRACTS	.28	3
RDS GRDS CONTR	.01	3	CLEANING	.07	3
RDS GRDS OTHER	.01	3	REPAIR MAINT	.18	3
SECURITY TOTAL	.48	2	RDS GROUNDS	.01	3
SEC PAYROLL	.33	2	SECURITY	.11	2
SEC CONTRACTS	.11	2	ADMINISTRATIVE		
SEC OTHER	.01	2			

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U.S. GOVERNMENT SECTOR
COLUMBIA
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	205,118 SQ FT				195,903 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	10.18	10.08		
RETAIL AREA	16.82	16.82			2				
OTHER AREA	7.10	7.18			2				
TOTAL RENT	10.22	10.14			2				
MISCELLANEOUS	.01	.01			2				
TOTAL INCOME	10.23	10.15			2				
EXPENSE									
CLEANING	.86	.91			3	.90	.98		
REPAIR-MAINT	1.63	1.74			3	1.71	1.87		
UTILITIES	1.06	1.03			3	1.11	1.11		
RDS-GRDS-SEC	.16	.16			3	.16	.16		
ADMINISTRATIVE	.51	.44			3	.51	.44		
TOTAL OPER EXP	4.23	4.12			3	4.43	4.45		
FIXED EXPENSES									
TOTAL OPER+FIXED	4.23	4.12			3		4.45		
LEASING EXP	.08	.09			2				
TOTAL PAYROLL	1.71	1.75			2				
TOTAL CONTRACT	.99	1.03			2				

AVG SQFT OFC TEN	5324	3	AVG OFFICE OCCUPANCY	81.5	3
AVG SQFT RET TEN	968	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	242	3	AVG RATE YR END RENT	7.18	2
			RENTABLE GROSS SQFT	.90	3

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.86	2	ADMIN TOTAL	.65	2
PAYROLL	.11	2	PAYROLL	.65	2
CONTRACT	.74	2	MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL	.02	2	AUDIT FEES		
			GEN OFC EXP		
			OTHER ADM EXP		
REPR MAINT TOTAL	1.65	2	FIXED EXP TOTAL		
PAYROLL	.83	2	REAL ESTATE TAX		
ELEVATOR			BUILDING INS		
HVAC			PERS PROP TAX		
ELECTRICAL	.29	2	OTHER TAXES		
STRUCT ROOF			LEASING EXPENSES	.09	2
PLUMBING			ADV PROMOTION		
FIRE LIFE SFTY			COMM FEES		
OTHER MAINT SUP	.53	2	TENANT ALTS	.09	2
UTILITIES TOTAL	1.10	2	BUY-OUTS		
ELECTRIC	.89	2	TOTAL PAYROLL	1.75	2
GAS	.17	2	CLEANING	.11	2
FUEL OIL			REPAIR MAINT	.83	2
PURCH STEAM			RDS GROUNDS		
PURCH CH WTR			SECURITY	.16	2
COAL			ADMINISTRATIVE	.65	2
WATER SEWER	.05	2	TOTAL CONTRACTS	1.03	2
RDS-GRDS SEC TOT	.17	2	CLEANING	.74	2
RDS GRDS TOTAL			REPAIR MAINT	.29	2
RDS GRDS PAYRL			RDS GROUNDS		
RDS GRDS CONTR			SECURITY	.01	2
RDS GRDS OTHER			ADMINISTRATIVE		
SECURITY TOTAL	.17	2			
SEC PAYROLL	.16	2			
SEC CONTRACTS	.01	2			
SEC OTHER	.01	2			

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U.S. GOVERNMENT SECTOR
COLUMBIA
DOWNTOWN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	205,118 SQ FT				195,903 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	10.18	10.08		
RETAIL AREA	16.82	16.82			2				
OTHER AREA	7.10	7.18			2				
TOTAL RENT	10.22	10.14			2				
MISCELLANEOUS	.01	.01			2				
TOTAL INCOME	10.23	10.15			2				
EXPENSE									
CLEANING	.86	.91			3	.90	.98		
REPAIR-MAINT	1.63	1.74			3	1.71	1.87		
UTILITIES	1.06	1.03			3	1.11	1.11		
RDS-GRDS-SEC	.16	.16			3	.16	.16		
ADMINISTRATIVE	.51	.44			3	.51	.44		
TOTAL OPER EXP	4.23	4.12			3	4.43	4.45		
FIXED EXPENSES									
TOTAL OPER+FIXED	4.23	4.12			3		4.45		
LEASING EXP	.08	.09			2				
TOTAL PAYROLL	1.71	1.75			2				
TOTAL CONTRACT	.99	1.03			2				

AVG SQFT OFC TEN	5324	3	AVG OFFICE OCCUPANCY	81.5	3
AVG SQFT RET TEN	968	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	242	3	AVG RATE YR END RENT	7.18	2
			RENTABLE GROSS SQFT	.90	3

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.86	2	ADMIN TOTAL	.65	2
PAYROLL	.11	2	PAYROLL	.65	2
CONTRACT	.74	2	MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL	.02	2	AUDIT FEES		
			GEN OFC EXP		
			OTHER ADM EXP		
REPR MAINT TOTAL	1.65	2	FIXED EXP TOTAL		
PAYROLL	.83	2	REAL ESTATE TAX		
ELEVATOR			BUILDING INS		
HVAC			PERS PROP TAX		
ELECTRICAL	.29	2	OTHER TAXES		
STRUCT ROOF			LEASING EXPENSES	.09	2
PLUMBING			ADV PROMOTION		
FIRE LIFE SFTY			COMM FEES		
OTHER MAINT SUP	.53	2	TENANT ALTS	.09	2
UTILITIES TOTAL	1.10	2	BUY-OUTS		
ELECTRIC	.89	2	TOTAL PAYROLL	1.75	2
GAS	.17	2	CLEANING	.11	2
FUEL OIL			REPAIR MAINT	.83	2
PURCH STEAM			RDS GROUNDS		
PURCH CH WTR			SECURITY	.16	2
COAL			ADMINISTRATIVE	.65	2
WATER SEWER	.05	2	TOTAL CONTRACTS	1.03	2
RDS-GRDS SEC TOT	.17	2	CLEANING	.74	2
RDS GRDS TOTAL			REPAIR MAINT	.29	2
RDS GRDS PAYRL			RDS GROUNDS		
RDS GRDS CONTR			SECURITY	.01	2
RDS GRDS OTHER			ADMINISTRATIVE		
SECURITY TOTAL	.17	2			
SEC PAYROLL	.16	2			
SEC CONTRACTS	.01	2			
SEC OTHER	.01	2			

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Detroit, MI
Fresno, CA

U.S. GOVERNMENT SECTOR
DETROIT
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA: 9 BLDS 1,341,452 SQ FT — DOLLARS SQ FT AVG	DOLLARS SQ FT MEDIAN	MID RANGE LOW	MID RANGE HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA: 707,794 SQ FT — DOLLAR SQ FT AVG	DOLLAR SQ FT MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA	6.67	6.67			9	7.84	7.84		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7.29	7.29			9				
MISCELLANEOUS	1.75	1.75			9				
TOTAL INCOME	9.04	9.04			9				
EXPENSE									
CLEANING	1.69	1.69			9	3.20	3.20		
REPAIR-MAINT	3.11	3.11			9	5.90	5.90		
UTILITIES	2.28	2.28			9	4.32	4.32		
RDS GNDS SEC	.77	.77			9	.77	.77		
ADMINISTRATIVE	.47	.47			9	.47	.47		
TOTAL OPER EXP	8.32	8.32			9	15.76	15.78		
FIXED EXPENSES									
TOTAL OPER+FIXED	8.32	8.32			9		15.76		
LEASING EXP									
TOTAL PAYROLL	3.80	3.80			9				
TOTAL CONTRACT	1.19	1.19			9				

AVG SQFT OFC TEN	0	0	AVG OFFICE OCCUPANCY	100.0	9
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	379	9	AVG RATE YR END RENT	.00	0
			RENTABLE GROSS SQFT	1.00	9

COMPONENT COSTS (TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT)

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.69	9	ADMIN TOTAL	.47	9
PAYROLL	1.34	9	PAYROLL	.40	9
CONTRACT	.18	9	MGMT FEES		
SUP MAT MISC	.13	9	LEGAL FEES		
TRASH REMOVAL	.05	9	AUDIT FEES		
REPR MAINT TOTAL	3.11	9	GEN OFC EXP		
PAYROLL	1.58	9	OTHER ADM EXP	.08	9
ELEVATOR	.05	9	FIXED EXP TOTAL		
HVAC	.39	9	REAL ESTATE TAX		
ELECTRICAL	.49	9	BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP	.50	9	ADV PROMOTION		
UTILITIES TOTAL	2.28	9	COMM FEES		
ELECTRIC	1.10	9	TENANT ALTS		
GAS	.23	9	BUY OUTS		
FUEL OIL			TOTAL PAYROLL	3.80	9
PURCH STEAM	.81	9	CLEANING	1.34	9
PURCH CH WTR			REPAIR MAINT	1.58	9
COAL			RDS GROUNDS	.48	9
WATER SEWER	.14	9	SECURITY		
RDS GNDS SEC TOT	.77	9	ADMINISTRATIVE	.40	9
RDS GNDS TOTAL	.77	9	TOTAL CONTRACTS	1.19	9
RDS GNDS PAYRL	.48	9	CLEANING	.18	9
RDS GNDS CONTR	.08	9	REPAIR MAINT	.93	9
RDS GNDS OTHER	.21	9	RDS GROUNDS	.08	9
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

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U.S. GOVERNMENT SECTOR
FRESNO
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA: 3 BLDS 473,013 SQ FT — DOLLARS SQ FT AVG	DOLLARS SQ FT MEDIAN	MID RANGE LOW	MID RANGE HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA: 409,584 SQ FT — DOLLAR SQ FT AVG	DOLLAR SQ FT MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA					1	9.78	9.78		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7.95	7.95			1				
MISCELLANEOUS	.00	.00			1				
TOTAL INCOME	7.95	7.95			1				
EXPENSE									
CLEANING	1.85	1.49			3	2.13	1.81		
REPAIR MAINT	1.22	1.18			3	1.41	1.45		
UTILITIES	.90	.88			3	1.04	1.09		
RDS GNDS SEC	.15	.16			3	.15	.16		
ADMINISTRATIVE	.51	.47			3	.51	.47		
TOTAL OPER EXP	4.63	4.45			3	5.34	5.47		
FIXED EXPENSES									
TOTAL OPER+FIXED	4.63	4.45			3		5.47		
LEASING EXP									
TOTAL PAYROLL	3.25	3.25			1				
TOTAL CONTRACT	.09	.09			1				

AVG SQFT OFC TEN	4759	2	AVG OFFICE OCCUPANCY	98.0	2
AVG SQFT RET TEN	1000	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	278	2	AVG RATE YR END RENT	.00	0
			RENTABLE GROSS SQFT	.81	3

COMPONENT COSTS (TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT)

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	2.52	1	ADMIN TOTAL	.47	1
PAYROLL	1.34	1	PAYROLL	.47	1
CONTRACT			MGMT FEES		
SUP MAT MISC	1.15	1	LEGAL FEES		
TRASH REMOVAL	.02	1	AUDIT FEES		
REPR MAINT TOTAL	1.58	1	GEN OFC EXP		
PAYROLL	1.33	1	OTHER ADM EXP		
ELEVATOR	.08	1	FIXED EXP TOTAL		
HVAC	.08	1	REAL ESTATE TAX		
ELECTRICAL	.02	1	BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING	.01	1	OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP	.08	1	ADV PROMOTION		
UTILITIES TOTAL	1.01	1	COMM FEES		
ELECTRIC	.89	1	TENANT ALTS		
GAS	.08	1	BUY OUTS		
FUEL OIL	.02	1	TOTAL PAYROLL	3.25	1
PURCH STEAM			CLEANING	1.34	1
PURCH CH WTR			REPAIR MAINT	1.33	1
COAL			RDS GROUNDS	.10	1
WATER SEWER	.01	1	SECURITY		
RDS GNDS SEC TOT	.12	1	ADMINISTRATIVE	.47	1
RDS GNDS TOTAL	.12	1	TOTAL CONTRACTS	.09	1
RDS GNDS PAYRL	.10	1	CLEANING		
RDS GNDS CONTR	.01	1	REPAIR MAINT	.08	1
RDS GNDS OTHER	.01	1	RDS GROUNDS	.01	1
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

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Fresno, CA
Indianapolis, IN

U.S. GOVERNMENT SECTOR
FRESNO
DOWNTOWN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 473,013 SQ FT					409,684 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					1	9.78	9.78		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7.95	7.95			1				
MISCELLANEOUS	00	00			1				
TOTAL INCOME	7.95	7.95			1				
EXPENSE									
CLEANING	1.85	1.49			3	2.13	1.81		
REPAIR-MAINT	1.22	1.18			3	1.41	1.45		
UTILITIES	90	88			3	1.04	1.09		
RDS GNDS SEC	15	16			3	15	16		
ADMINISTRATIVE	51	47			3	51	47		
TOTAL OPER EXP	4.63	4.45			3	5.34	5.47		
FIXED EXPENSES									
TOTAL OPER+FIXED	4.63	4.45			3		5.47		
LEASING EXP									
TOTAL PAYROLL	3.25	3.25			1				
TOTAL CONTRACT	09	09			1				

AVG SQFT OFC TEN	4759	2	AVG OFFICE OCCUPANCY	98.0	2
AVG SQFT RET TEN	1000	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	278	2	AVG RATE YR END RENT	00	0
			RENTABLE GROSS SQFT	81	3

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA/MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	2.52	1	ADMIN TOTAL	47	1
PAYROLL	1.34	1	PAYROLL	47	1
CONTRACT			MGMT FEES		
SUP MAT MISC	1.15	1	LEGAL FEES		
TRASH REMOVAL	02	1	AUDIT FEES		
			GEN OFC EXP		
			OTHER ADM EXP		
REPR MAINT TOTAL	1.58	1			
PAYROLL	1.33	1	FIXED EXP TOTAL		
ELEVATOR	08	1	REAL ESTATE TAX		
HVAC	08	1	BUILDING INS		
ELECTRICAL	02	1	PERS PROP TAX		
STRUCT ROOF			OTHER TAXES		
PLUMBING	01	1			
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP	06	1	ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL	1.01	1	TENANT ALTS		
ELECTRIC	89	1	BUY OUTS		
GAS	08	1			
FUEL OIL	02	1	TOTAL PAYROLL	3.25	1
PURCH STEAM			CLEANING	1.34	1
PURCH CH WTR			REPAIR MAINT	1.33	1
COAL			RDS GROUNDS	10	1
WATER SEWER	01	1	SECURITY		
			ADMINISTRATIVE	47	1
RDS GNDS SEC TOT	12	1			
RDS GNDS TOTAL	12	1	TOTAL CONTRACTS	09	1
RDS GNDS PAYRL	10	1	CLEANING		
RDS GNDS CONTR	01	1	REPAIR MAINT	08	1
RDS GNDS OTHER	01	1	RDS GROUNDS	01	1
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

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U.S. GOVERNMENT SECTOR
INDIANAPOLIS
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 1,964,141 SQ FT					1,864,153 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.03	88	80	1.56	4	1.09	91	80	1.94
REPAIR-MAINT	1.83	1.61	56	2.57	4	1.93	1.72	56	2.57
UTILITIES	1.36	1.25	78	1.71	4	1.43	1.33	89	1.71
RDS GNDS SEC	36	32	17	46	4	36	32	17	46
ADMINISTRATIVE	35	35	31	41	4	35	35	31	41
TOTAL OPER EXP	4.93	5.03	3.41	5.89	4	5.19	5.69	4.17	5.89
FIXED EXPENSES	20	20			2	20	20		
TOTAL OPER+FIXED	5.08	5.13	3.41	6.09	4	6.09	5.79	4.17	6.09
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	29768	4	AVG OFFICE OCCUPANCY	97.4	4
AVG SQFT RET TEN	1893	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	139	4	AVG RATE YR END RENT	00	0
			RENTABLE GROSS SQFT	78	4

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	80	1	ADMIN TOTAL	35	1
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC	80	1	LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
			OTHER ADM EXP	35	1
REPR MAINT TOTAL	2.57	1			
PAYROLL			FIXED EXP TOTAL	20	
ELEVATOR			REAL ESTATE TAX		
HVAC			BUILDING INS	20	1
ELECTRICAL			PERS PROP TAX		
STRUCT ROOF			OTHER TAXES		
PLUMBING					
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP	2.57	1	ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL	1.71	1	TENANT ALTS		
ELECTRIC	1.45	1	BUY OUTS		
GAS	00	1			
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM	20	1	CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER	06	1	SECURITY		
			ADMINISTRATIVE		
RDS GNDS SEC TOT	46	1			
RDS GNDS TOTAL	06	1	TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER	06	1	RDS GROUNDS		
SECURITY TOTAL	40	1	SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER	40	1			

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Jackson, MS
Jacksonville, FL

U.S. GOVERNMENT SECTOR
JACKSON
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	474,292 SQ.FT				454,117 SQ.FT			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	8.75	9.38		
RETAIL AREA	13.20	15.38			3				
OTHER AREA									
TOTAL RENT	8.77	9.44			3				
MISCELLANEOUS									
TOTAL INCOME	8.77	9.44			3				
EXPENSE									
CLEANING	1.11	1.48	1.15	1.57	4	1.16	1.48	1.18	1.58
REPAIR MAINT	1.16	1.66	1.22	1.77	4	1.21	1.67	1.25	1.77
UTILITIES	1.10	1.38	1.07	1.62	4	1.14	1.39	1.09	1.63
RDS GNDS SEC	.20	.14	.07	.32	4	.20	.14	.07	.32
ADMINISTRATIVE	.51	.79	.43	1.04	4	.51	.79	.43	1.04
TOTAL OPER EXP	4.08	5.62	4.17	6.09	4	4.25	5.66	4.28	6.12
FIXED EXPENSES									
TOTAL OPER+FIXED	4.08	5.62	4.17	6.09	4		5.66	4.28	6.12
LEASING EXP									
TOTAL PAYROLL	1.92	2.38			3				
TOTAL CONTRACT	2.20	1.79			3				

AVG SQFT OFC TEN	4585	4	AVG OFFICE OCCUPANCY	97.9	4
AVG SQFT RET TEN	1298	4	AVG RETAIL OCCUPANCY	100.0	4
AVG SQFT OFC WORK	208	4	AVG RATE YR-END RENT	8.71	3
			RENTABLE GROSS SQFT	.79	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.55	3	ADMIN TOTAL	1.03	3
PAYROLL	.03	2	PAYROLL	1.03	3
CONTRACT	1.45	3	MGMT FEES		
SUP MAT MISC	.01	2	LEGAL FEES		
TRASH REMOVAL	.04	3	AUDIT FEES		
REPR MAINT TOTAL	1.73	3	GEN OFC EXP		
PAYROLL	1.16	3	OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL	.42	3	BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP	.16	3	ADV PROMOTION		
UTILITIES TOTAL	1.53	3	COMM FEES		
ELECTRIC	1.25	3	TENANT ALTS		
GAS	.15	3	BUY OUTS		
FUEL OIL			TOTAL PAYROLL	2.36	3
PURCH STEAM			CLEANING	.03	2
PURCH CH WTR			REPAIR MAINT	1.16	3
COAL			RDS GROUNDS		
WATER SEWER	.07	3	SECURITY	.06	3
RDS GNDS SEC TOT	.08	3	ADMINISTRATIVE	1.03	3
RDS GNDS TOTAL			TOTAL CONTRACTS	1.79	3
RDS GNDS PAYRL			CLEANING	1.45	3
RDS GNDS CONTR			REPAIR MAINT	.42	3
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL	.08	3	SECURITY	.01	3
SEC PAYROLL	.06	3	ADMINISTRATIVE		
SEC CONTRACTS	.01	3			
SEC OTHER	.01	3			

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U.S. GOVERNMENT SECTOR
JACKSONVILLE
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	786,772 SQ.FT				686,807 SQ.FT			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	10.09	9.13		
RETAIL AREA	17.02	15.04			2				
OTHER AREA									
TOTAL RENT	10.16	9.18			2				
MISCELLANEOUS									
TOTAL INCOME	10.16	9.18			2				
EXPENSE									
CLEANING	1.15	1.20	.95	1.72	4	1.29	1.51	.98	2.02
REPAIR MAINT	.99	1.05	.73	1.45	4	1.11	1.21	.92	1.46
UTILITIES	1.70	1.99	1.24	2.33	4	1.88	2.05	1.44	2.35
RDS GNDS SEC	.15	.15	.12	.16	4	.15	.15	.12	.16
ADMINISTRATIVE	.46	.50	.27	.73	4	.46	.50	.27	.73
TOTAL OPER EXP	4.46	4.66	3.54	6.16	4	4.96	5.18	4.37	6.21
FIXED EXPENSES									
TOTAL OPER+FIXED	4.46	4.66	3.54	6.16	4		5.18	4.37	6.21
LEASING EXP	.44	.46			2				
TOTAL PAYROLL	1.56	1.65			2				
TOTAL CONTRACT	1.88	2.07			2				

AVG SQFT OFC TEN	6040	4	AVG OFFICE OCCUPANCY	97.8	4
AVG SQFT RET TEN	1255	4	AVG RETAIL OCCUPANCY	100.0	4
AVG SQFT OFC WORK	178	4	AVG RATE YR-END RENT	9.18	2
			RENTABLE GROSS SQFT	.85	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.53	2	ADMIN TOTAL	.73	2
PAYROLL	.04	2	PAYROLL	.73	2
CONTRACT	1.45	2	MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL	.04	2	AUDIT FEES		
REPR MAINT TOTAL	1.45	2	GEN OFC EXP		
PAYROLL	.78	2	OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL	.62	2	BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES	.46	2
OTHER MAINT SUP	.05	2	ADV PROMOTION		
UTILITIES TOTAL	2.33	2	COMM FEES		
ELECTRIC	2.10	2	TENANT ALTS	.46	2
GAS	.03	2	BUY OUTS		
FUEL OIL			TOTAL PAYROLL	1.65	2
PURCH STEAM			CLEANING	.04	2
PURCH CH WTR			REPAIR MAINT	.78	2
COAL			RDS GROUNDS		
WATER SEWER	.21	2	SECURITY	.11	2
RDS GNDS SEC TOT	.12	2	ADMINISTRATIVE	.73	2
RDS GNDS TOTAL			TOTAL CONTRACTS	2.07	2
RDS GNDS PAYRL			CLEANING	1.45	2
RDS GNDS CONTR			REPAIR MAINT	.62	2
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL	.12	2	SECURITY	.00	2
SEC PAYROLL	.11	2	ADMINISTRATIVE		
SEC CONTRALTS	.00	2			
SEC OTHER	.01	2			

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Jacksonville, FL
Kansas City, KS

U.S. GOVERNMENT SECTOR
JACKSONVILLE
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 699,549 SQ FT					620,000 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					1	10.87	10.87		
RETAIL AREA	17.77	17.77			1				
OTHER AREA									
TOTAL RENT	10.95	10.95							
MISCELLANEOUS									
TOTAL INCOME	10.95	10.95			1				
EXPENSE									
CLEANING	1.07	1.02			3	1.21	1.03		
REPAIR MAINT	94	74			3	1.06	1.06		
UTILITIES	1.63	1.70			3	1.83	1.80		
RDS GNDS SEC	16	16			3	16	16		
ADMINISTRATIVE	44	29			3	44	29		
TOTAL OPER EXP	4.24	3.77			3	4.77	4.74		
FIXED EXPENSES									
TOTAL OPER+FIXED	4.24	3.77			3		4.74		
LEASING EXP	42	42			1				
TOTAL PAYROLL	1.48	1.48			1				
TOTAL CONTRACT	1.73	1.73			1				

AVG SQFT OFC TEN	9918	3	AVG OFFICE OCCUPANCY	97.6	3
AVG SQFT RET TEN	1422	3	AVG RETAIL OCCUPANCY	100.0	3
AVG SQFT OFC WORK	172	3	AVG RATE YR END RENT	10.84	1
			RENTABLE GROSS SQFT	84	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.02	1	ADMIN TOTAL	75	1
PAYROLL	07	1	PAYROLL	75	1
CONTRACT	92	1	MGMT. FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL	03	1	AUDIT FEES		
			GEN OFC EXP		
			OTHER ADM EXP		
REPR MAINT TOTAL	1.36	1			
PAYROLL	52	1	FIXED EXP TOTAL		
ELEVATOR			REAL ESTATE TAX		
HVAC			BUILDING INS		
ELECTRICAL	81	1	PERS PROP TAX		
STRUCT ROOF			OTHER TAXES		
PLUMBING					
FIRE LIFE SFTY			LEASING EXPENSES	42	1
OTHER MAINT SUP	03	1	ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL	2.28	1	TENANT ALTS	42	1
ELECTRIC	1.96	1	BUY-OUTS		
GAS	02	1			
FUEL OIL			TOTAL PAYROLL	1.48	1
PURCH STEAM			CLEANING	07	1
PURCH CH WTR			REPAIR MAINT	52	1
COAL			RDS GROUNDS		
WATER SEWER	31	1	SECURITY	13	1
			ADMINISTRATIVE	75	1
RDS GNDS SEC TOT	14	1			
RDS GNDS TOTAL			TOTAL CONTRACTS	1.73	1
RDS GNDS PAYRL			CLEANING	92	1
RDS GNDS CONTR			REPAIR MAINT	81	1
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL	14	1	SECURITY	00	1
SEC PAYROLL	13	1	ADMINISTRATIVE		
SEC CONTRACTS	00	1			
SEC OTHER	01	1			

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U.S. GOVERNMENT SECTOR
KANSAS CITY
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS 2,018,538 SQ FT					1,782,340 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					1	6.40	6.40		
RETAIL AREA									
OTHER AREA	-								
TOTAL RENT	6.40	6.40			1				
MISCELLANEOUS	10	10			1				
TOTAL INCOME	6.50	6.50			1				
EXPENSE									
CLEANING	1.37	1.22	89	1.65	7	1.55	1.30	1.00	1.93
REPAIR MAINT	1.04	68	51	2.70	7	1.18	78	65	2.70
UTILITIES	1.68	1.60	1.29	2.86	7	1.86	1.65	1.54	2.86
RDS GNDS SEC	23	18	16	52	7	23	18	16	52
ADMINISTRATIVE	35	28	18	94	7	35	28	18	94
TOTAL OPER EXP	4.68	4.37	3.65	7.19	7	5.27	4.95	4.27	7.19
FIXED EXPENSES	33	21			3	33	21		
TOTAL OPER+FIXED	4.75	4.37	3.65	7.40	7	5.43	4.95	4.27	7.40
LEASING EXP	00	00			1				
TOTAL PAYROLL	2.26	3.00			3				
TOTAL CONTRACT	1.21	1.37			3				

AVG SQFT OFC TEN	12251	5	AVG OFFICE OCCUPANCY	98.8	7
AVG SQFT RET TEN	3409	4	AVG RETAIL OCCUPANCY	100.0	4
AVG SQFT OFC WORK	198	7	AVG RATE YR END RENT	7.27	1
			RENTABLE GROSS SQFT	73	7

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.22	3	ADMIN TOTAL	94	3
PAYROLL	38	2	PAYROLL	60	3
CONTRACT	91	3	MGMT. FEES	26	1
SUP MAT MISC	08	3	LEGAL FEES	01	1
TRASH REMOVAL	05	3	AUDIT FEES	01	1
			GEN OFC EXP	40	1
			OTHER ADM EXP	04	3
REPR MAINT TOTAL	2.70	3			
PAYROLL	1.65	3	FIXED EXP TOTAL	21	3
ELEVATOR	33	3	REAL ESTATE TAX	47	1
HVAC	12	3	BUILDING INS	19	3
ELECTRICAL	03	1	PERS PROP TAX		
STRUCT ROOF	65	2	OTHER TAXES		
PLUMBING	00	1			
FIRE LIFE SFTY	15	2	LEASING EXPENSES	00	1
OTHER MAINT SUP	07	2	ADV PROMOTION	00	1
			COMM FEES		
UTILITIES TOTAL	1.65	3	TENANT ALTS		
ELECTRIC	1.35	3	BUY-OUTS		
GAS	06	1			
FUEL OIL			TOTAL PAYROLL	3.00	3
PURCH STEAM	51	2	CLEANING	38	2
PURCH CH WTR			REPAIR MAINT	1.65	3
COAL			RDS GROUNDS	09	1
WATER SEWER	02	2	SECURITY	79	2
			ADMINISTRATIVE	60	3
RDS GNDS SEC TOT	52	3			
RDS GNDS TOTAL	05	2	TOTAL CONTRACTS	1.37	3
RDS GNDS PAYRL	09	1	CLEANING	91	3
RDS GNDS CONTR			REPAIR MAINT	46	3
RDS GNDS OTHER	01	2	RDS GROUNDS		
SECURITY TOTAL	79	2	SECURITY		
SEC PAYROLL	79	2	ADMINISTRATIVE	27	1
SEC CONTRACTS					
SEC OTHER	00	1			

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U.S. GOVERNMENT SECTOR
KANSAS CITY
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 1,105,978 SQ.FT.					979,658 SQ.FT			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					1	6.40	6.40		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6.40	6.40			1				
MISCELLANEOUS	.10	.10			1				
TOTAL INCOME	6.50	6.50			1				
EXPENSE									
CLEANING	1.10	.98	.76	1.37	5	1.24	1.22	.81	1.62
REPAIR-MAINT	1.23	.65	.49	1.95	5	1.39	.65	.64	2.02
UTILITIES	1.71	1.37	1.27	2.47	5	1.92	1.64	1.39	2.98
RDS GNDS SEC	.24	.17	.08	.36	5	.24	.17	.08	.36
ADMINISTRATIVE	.44	.28	.18	.71	5	.44	.28	.18	.71
TOTAL OPER EXP	4.72	3.81	3.25	6.20	5	5.32	4.66	3.55	7.02
FIXED EXPENSES	.34	.40			2	.34	.40		
TOTAL OPER+FIXED	4.85	3.81	3.54	6.31	5	5.05	4.66	3.85	7.13
LEASING EXP	.00	.00			1				
TOTAL PAYROLL	2.03	1.59			2				
TOTAL CONTRACT	1.16	1.06			2				

AVG SQFT OFC TEN	8666	4	AVG OFFICE OCCUPANCY	98.2	5
AVG SQFT RET TEN	1021	3	AVG RETAIL OCCUPANCY	100.0	3
AVG SQFT OFC WORK	209	5	AVG RATE YR END RENT	7.27	1
			RENTABLE GROSS SQFT	.73	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.92	2
PAYROLL	.24	1
CONTRACT	.67	2
SUP MAT MISC	.08	2
TRASH REMOVAL	.06	2
REPR MAINT TOTAL	1.67	2
PAYROLL	.91	2
ELEVATOR	.18	2
HVAC	.13	2
ELECTRICAL	.03	1
STRUCT ROOF	.48	1
PLUMBING	.00	1
FIRE LIFE SFTY	.15	2
OTHER MAINT SUP	.08	1
UTILITIES TOTAL	1.45	2
ELECTRIC	1.26	2
GAS	.08	1
FUEL OIL		
PURCH STEAM	.27	1
PURCH CH WTR		
COAL		
WATER SEWER	.02	2
RDS GNDS SEC TOT	.26	2
RDS GNDS TOTAL	.05	2
RDS GNDS PAYRL	.09	1
RDS GNDS CONTR		
RDS GNDS OTHER	.01	2
SECURITY TOTAL	.43	1
SEC PAYROLL	.43	1
SEC CONTRACTS		
SEC OTHER	.00	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.71	2
PAYROLL	.30	2
MGMT FEES	.26	1
LEGAL FEES	.01	1
AUDIT FEES	.01	1
GEN OFC EXP	.40	1
OTHER ADM EXP	.07	2
FIXED EXP TOTAL	.40	2
REAL ESTATE TAX	.47	1
BUILDING INS	.17	2
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION	.00	1
COMM FEES	.00	1
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL	1.59	2
CLEANING	.24	1
REPAIR MAINT	.91	2
RDS GROUNDS	.09	1
SECURITY	.43	1
ADMINISTRATIVE	.30	2
TOTAL CONTRACTS	1.06	2
CLEANING	.67	2
REPAIR MAINT	.26	2
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE	.27	1

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U.S. GOVERNMENT SECTOR
LOS ANGELES
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 2,540,919 SQ.FT.					2,068,006 SQ.FT			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.51	1.30	1.03	1.93	5	1.85	1.73	1.41	2.37
REPAIR-MAINT	1.06	.90	.56	1.47	5	1.30	1.08	.78	1.75
UTILITIES	1.31	1.26	.77	1.66	5	1.59	1.57	1.01	1.96
RDS GNDS SEC	.17	.17	.15	.18	5	.17	.17	.15	.18
ADMINISTRATIVE	.41	.36	.26	.57	5	.41	.36	.26	.57
TOTAL OPER EXP	4.46	4.38	3.14	5.24	5	5.45	4.96	4.41	6.37
FIXED EXPENSES									
TOTAL OPER+FIXED	4.46	4.38	3.14	5.24	5		4.96	4.41	6.37
LEASING EXP									
TOTAL PAYROLL	4.14	4.14			1				
TOTAL CONTRACT	.04	.04			1				

AVG SQFT OFC TEN	19514	4	AVG OFFICE OCCUPANCY	98.2	5
AVG SQFT RET TEN	2551	4	AVG RETAIL OCCUPANCY	100.0	4
AVG SQFT OFC WORK	221	4	AVG RATE YR END RENT	.00	0
			RENTABLE GROSS SQFT	.78	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.75	1
PAYROLL	1.64	1
CONTRACT		
SUP MAT MISC	.09	1
TRASH REMOVAL	.02	1
REPR MAINT TOTAL	1.93	1
PAYROLL	1.66	1
ELEVATOR	.04	1
HVAC	.06	1
ELECTRICAL	.04	1
STRUCT ROOF		
PLUMBING	.02	1
FIRE LIFE SFTY		
OTHER MAINT SUP	.10	1
UTILITIES TOTAL	1.06	1
ELECTRIC	.98	1
GAS	.05	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	.03	1
RDS GNDS SEC TOT	.13	1
RDS GNDS TOTAL	.13	1
RDS GNDS PAYRL	.12	1
RDS GNDS CONTR		
RDS GNDS OTHER	.01	1
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.71	1
PAYROLL	.71	1
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY-OUTS		
TOTAL PAYROLL	4.14	1
CLEANING	1.64	1
REPAIR MAINT	1.66	1
RDS GROUNDS	.12	1
SECURITY		
ADMINISTRATIVE	.71	1
TOTAL CONTRACTS	.04	1
CLEANING		
REPAIR MAINT	.04	1
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE		

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Los Angeles, CA
Louisville, KY

U.S. GOVERNMENT SECTOR
LOS ANGELES
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,481,375 SQ FT				1,237,000 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.70	1.75			3	2.03	1.98		
REPAIR-MAINT	1.23	1.61			3	1.47	1.33		
UTILITIES	1.41	1.26			3	1.67	1.65		
RDS GNDS SEC	.16	.16			3	.16	.16		
ADMINISTRATIVE	.50	.43			3	.50	.43		
TOTAL OPER EXP	4.99	4.89			3	5.98	6.31		
FIXED EXPENSES									
TOTAL OPER+FIXED	4.99	4.89			3		6.31		
LEASING EXP									
TOTAL PAYROLL	4.14	4.14			1				
TOTAL CONTRACT	.04	.04			1				

AVG SQFT OFC TEN	18465	2	AVG OFFICE OCCUPANCY	99.1	3
AVG SQFT RET TEN	1872	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	269	2	AVG RATE YR END RENT	.00	0
			RENTABLE GROSS SQFT	.78	3

COMPONENT COSTS: TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.75	1	ADMIN TOTAL	.71	1
PAYROLL	1.64	1	PAYROLL	.71	1
CONTRACT			MGMT FEES		
SUP MAT MISC	.08	1	LEGAL FEES		
TRASH REMOVAL	.02	1	AUDIT FEES		
			GEN OFC EXP		
			OTHER ADM EXP		
REPR MAINT TOTAL	1.93	1			
PAYROLL	1.68	1	FIXED EXP TOTAL		
ELEVATOR	.04	1	REAL ESTATE TAX		
HVAC	.06	1	BUILDING INS		
ELECTRICAL	.04	1	PERS PROP TAX		
STRUCT ROOF			OTHER TAXES		
PLUMBING	.02	1			
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP	.10	1	ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL	1.06	1	TENANT ALTS		
ELECTRIC	.98	1	BUY-OUTS		
GAS	.05	1			
FUEL OIL			TOTAL PAYROLL	4.14	1
PURCH STEAM			CLEANING	1.64	1
PURCH CH WTR			REPAIR MAINT	1.68	1
COAL			RDS GROUNDS	.12	1
WATER SEWER	.03	1	SECURITY		
			ADMINISTRATIVE	.71	1
RDS GNDS SEC TOT	.13	1			
RDS GNDS TOTAL	.13	1	TOTAL CONTRACTS	.04	1
RDS GNDS PAYRL	.12	1	CLEANING		
RDS GNDS CONTR			REPAIR MAINT	.04	1
RDS GNDS OTHER	.01	1	RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

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U.S. GOVERNMENT SECTOR
LOUISVILLE
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	703,513 SQ FT				623,647 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	8.66	7.28		
RETAIL AREA	14.64	14.64			1				
OTHER AREA	14.63	14.63			1				
TOTAL RENT	9.30	7.59			2				
MISCELLANEOUS									
TOTAL INCOME	9.30	7.59			2				
EXPENSE									
CLEANING	.93	.98			3	1.05	1.08		
REPAIR-MAINT	1.42	1.67			3	1.60	1.89		
UTILITIES	1.43	1.27			3	1.57	1.38		
RDS GNDS SEC	.13	.08			3	.13	.08		
ADMINISTRATIVE	.42	.59			3	.42	.59		
TOTAL OPER EXP	4.33	4.93			3	4.84	5.57		
FIXED EXPENSES									
TOTAL OPER+FIXED	4.33	4.93			3		5.57		
LEASING EXP	.36	.36			1				
TOTAL PAYROLL	1.42	1.84			2				
TOTAL CONTRACT	1.68	2.02			2				

AVG SQFT OFC TEN	7337	3	AVG OFFICE OCCUPANCY	100.0	3
AVG SQFT RET TEN	7207	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	165	3	AVG RATE YR END RENT	7.27	2
			RENTABLE GROSS SQFT	.88	3

COMPONENT COSTS: TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.24	2	ADMIN TOTAL	.76	2
PAYROLL	.11	2	PAYROLL	.76	2
CONTRACT	1.10	2	MGMT FEES		
SUP MAT MISC	.00	1	LEGAL FEES		
TRASH REMOVAL	.03	2	AUDIT FEES		
			GEN OFC EXP		
			OTHER ADM EXP		
REPR MAINT TOTAL	2.00	2			
PAYROLL	.91	2	FIXED EXP TOTAL		
ELEVATOR			REAL ESTATE TAX		
HVAC			BUILDING INS		
ELECTRICAL	.91	2	PERS PROP TAX		
STRUCT ROOF			OTHER TAXES		
PLUMBING					
FIRE LIFE SFTY			LEASING EXPENSES	.36	1
OTHER MAINT SUP	.18	2	ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL	1.40	2	TENANT ALTS	.36	1
ELECTRIC	1.18	2	BUY-OUTS		
GAS	.15	2			
FUEL OIL			TOTAL PAYROLL	1.84	2
PURCH STEAM			CLEANING	.11	2
PURCH CH WTR			REPAIR MAINT	.91	2
COAL			RDS GROUNDS		
WATER SEWER	.07	2	SECURITY	.05	2
			ADMINISTRATIVE	.76	2
RDS GNDS SEC TOT	.07	2			
RDS GNDS TOTAL			TOTAL CONTRACTS	2.02	2
RDS GNDS PAYRL			CLEANING	1.10	2
RDS GNDS CONTR			REPAIR MAINT	.91	2
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL	.07	2	SECURITY	.03	1
SEC PAYROLL	.05	2	ADMINISTRATIVE		
SEC CONTRACTS	.03	1			
SEC OTHER	.01	2			

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Miami, FL

U.S. GOVERNMENT SECTOR
MIAMI
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 1,429,093 SQ.FT.					1,371,860 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA		-			4	16.48	13.24	9.67	19.20
RETAIL AREA	15.41	12.29	2.29	24.76	4				
OTHER AREA	22.00	22.00			1				
TOTAL RENT	15.43	13.34	9.45	19.39	4				
MISCELLANEOUS									
TOTAL INCOME	16.43	13.34	9.45	19.39	4				
EXPENSE									
CLEANING	.88	.95	.45	1.23	5	.92	.98	.47	1.30
REPAIR-MAINT	1.62	1.47	.58	2.89	5	1.69	1.55	.57	3.05
UTILITIES	2.65	2.64	1.69	3.43	5	2.76	2.75	1.79	3.53
RDS GNDS SEC	.69	.72	.39	.89	5	.69	.72	.39	.89
ADMINISTRATIVE	.62	.59	.34	1.05	5	.62	.59	.34	1.05
TOTAL OPER EXP	6.47	6.23	4.73	8.26	5	6.73	6.38	4.95	8.69
FIXED EXPENSES	.13	.18			3	.13	.18		
TOTAL OPER+FIXED	6.58	6.41	4.73	8.34	5	6.74	6.57	4.95	8.78
LEASING EXP	.96	.96			1				
TOTAL PAYROLL	1.30	1.06	.68	2.09	4				
TOTAL CONTRACT	2.94	2.76	1.83	3.76	4				

AVG SQFT OFC TEN	10140	4	AVG OFFICE OCCUPANCY	98.0	5
AVG SQFT RET TEN	1867	4	AVG RETAIL OCCUPANCY	86.8	5
AVG SQFT OFC WORK	175	5	AVG RATE YR-END RENT	14.44	4
			RENTABLE GROSS SQFT	.82	5

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.76	4	ADMIN TOTAL	.81	4
PAYROLL	.12	1	PAYROLL	.68	4
CONTRACT	.71	4	MGMT FEES		
SUP MAT MISC	.00	1	LEGAL FEES		
TRASH REMOVAL	.07	4	AUDIT FEES		
			GEN OFC EXP	.03	2
REPR MAINT TOTAL	1.13	4	OTHER ADM EXP	.10	2
PAYROLL	1.16	2			
ELEVATOR	.29	3	FIXED EXP TOTAL	.18	3
HVAC	.07	2	REAL ESTATE TAX	.17	1
ELECTRICAL	1.27	2	BUILDING INS	.01	2
STRUCT ROOF			PERS PROP TAX		
PLUMBING	.01	1	OTHER TAXES	.00	3
FIRE LIFE SFTY	.48	1			
OTHER MAINT SUP	.08	4	LEASING EXPENSES	.96	1
			ADV PROMOTION		
UTILITIES TOTAL	2.65	4	COMM FEES	.07	1
ELECTRIC	2.13	4	TENANT ALTS	.88	1
GAS	.00	3	BUY OUTS		
FUEL OIL	.00	1			
PURCH STEAM			TOTAL PAYROLL	1.06	4
PURCH CH WTR	1.45	2	CLEANING	.12	1
COAL			REPAIR MAINT	1.16	2
WATER SEWER	.12	4	RDS GROUNDS		
			SECURITY	.27	1
RDS GNDS SEC TOT	.79	4	ADMINISTRATIVE	.68	4
RDS GNDS TOTAL	.03	3			
RDS GNDS PAYRL			TOTAL CONTRACTS	2.76	4
RDS GNDS CONTR	.03	3	CLEANING	.71	4
RDS GNDS OTHER			REPAIR MAINT	1.34	4
SECURITY TOTAL	.69	4	RDS GROUNDS	.03	3
SEC PAYROLL	.27	1	SECURITY	.58	4
SEC CONTRACTS	.58	4	ADMINISTRATIVE		
SEC OTHER	.04	3			

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U.S. GOVERNMENT SECTOR
MIAMI
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 875,643 SQ.FT.					836,410 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	11.74	10.08		
RETAIL AREA	8.63	4.57			3				
OTHER AREA	22.00	22.00			1				
TOTAL RENT	11.75	9.85			3				
MISCELLANEOUS									
TOTAL INCOME	11.75	9.85			3				
EXPENSE									
CLEANING	.84	.89	.45	1.23	4	.88	.93	.47	1.30
REPAIR-MAINT	1.59	1.03	.58	2.79	4	1.66	1.08	.57	2.97
UTILITIES	2.40	2.50	1.69	3.23	4	2.51	2.63	1.79	3.33
RDS GNDS SEC	.58	.66	.39	.82	4	.58	.66	.39	.82
ADMINISTRATIVE	.75	.81	.42	1.05	4	.75	.81	.42	1.05
TOTAL OPER EXP	6.17	5.81	4.73	7.90	4	6.45	5.99	4.95	8.29
FIXED EXPENSES	.08	.10			2	.08	[illegible]		
TOTAL OPER+FIXED	6.21	5.90	4.73	7.99	4	6.00	6.09	4.95	8.38
LEASING EXP	.96	.96			1				
TOTAL PAYROLL	1.44	.97			3				
TOTAL CONTRACT	2.49	2.04			3				

AVG SQFT OFC TEN	11033	3	AVG OFFICE OCCUPANCY	96.8	4
AVG SQFT RET TEN	4537	3	AVG RETAIL OCCUPANCY	100.0	4
AVG SQFT OFC WORK	157	4	AVG RATE YR-END RENT	11.92	3
			RENTABLE GROSS SQFT	.94	4

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.61	3	ADMIN TOTAL	1.02	3
PAYROLL	.12	1	PAYROLL	.97	3
CONTRACT	.55	3	MGMT FEES		
SUP MAT MISC	.00	1	LEGAL FEES		
TRASH REMOVAL	.07	3	AUDIT FEES		
			GEN OFC EXP	.05	1
REPR MAINT TOTAL	.60	3	OTHER ADM EXP	.10	2
PAYROLL	1.56	1			
ELEVATOR	.40	3	FIXED EXP TOTAL	.10	2
HVAC	.07	2	REAL ESTATE TAX	.17	1
ELECTRICAL	1.27	2	BUILDING INS	.01	2
STRUCT ROOF			PERS PROP TAX		
PLUMBING	.01	1	OTHER TAXES	.00	2
FIRE LIFE SFTY					
OTHER MAINT SUP	.02	3	LEASING EXPENSES	.96	1
			ADV PROMOTION		
UTILITIES TOTAL	2.64	3	COMM FEES	.07	1
ELECTRIC	2.18	3	TENANT ALTS	.88	1
GAS	.00	3	BUY OUTS		
FUEL OIL	.00	1			
PURCH STEAM			TOTAL PAYROLL	.97	3
PURCH CH WTR	1.40	1	CLEANING	.12	1
COAL			REPAIR MAINT	1.56	1
WATER SEWER	.12	3	RDS GROUNDS		
			SECURITY	.27	1
RDS GNDS SEC TOT	.72	3	ADMINISTRATIVE	.97	3
RDS GNDS TOTAL	.02	2			
RDS GNDS PAYRL			TOTAL CONTRACTS	2.04	3
RDS GNDS CONTR	.02	2	CLEANING	.55	3
RDS GNDS OTHER			REPAIR MAINT	.90	3
SECURITY TOTAL	.72	3	RDS GROUNDS	.02	2
SEC PAYROLL	.27	1	SECURITY	.53	3
SEC CONTRACTS	.53	3	ADMINISTRATIVE		
SEC OTHER	.04	2			

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Milwaukee, WI
Nashville, TN

U.S. GOVERNMENT SECTOR
MILWAUKEE
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	455,085 SQ FT				398,440 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.98	1.98			1	2.29	2.29		
REPAIR-MAINT	.92	.92			1	1.06	1.06		
UTILITIES	.71	.71			1	.82	.82		
RDS GNDS SEC	.16	.17			3	.16	.17		
ADMINISTRATIVE	.38	.25			2	.38	.25		
TOTAL OPER EXP	3.15	.17			3	3.60	.32		
FIXED EXPENSES									
TOTAL OPER+FIXED	3.15	.17			3		.32		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	7164	1	AVG OFFICE OCCUPANCY	100.0	3
AVG SQFT RET TEN	2753	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	272	1	AVG RATE YR END RENT	.00	0
			RENTABLE GROSS SQFT	.72	3

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

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U.S. GOVERNMENT SECTOR
NASHVILLE
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,327,948 SQ FT				1,321,190 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					1	5.52	5.52		
RETAIL AREA									
OTHER AREA	6.94	6.94			1				
TOTAL RENT	6.00	6.00			1				
MISCELLANEOUS	.00	.00			1				
TOTAL INCOME	.15	3.00			2				
EXPENSE									
CLEANING	.60	.69			4	.61	.69		
REPAIR-MAINT	.78	.97			4	.78	.97		
UTILITIES	1.92	1.36			4	1.93	1.44		
RDS GNDS SEC	.34	.24			4	.34	.24		
ADMINISTRATIVE	.19	.19			4	.19	.19		
TOTAL OPER EXP	3.83	4.06			4	3.85	4.06		
FIXED EXPENSES									
TOTAL OPER+FIXED	3.83	4.06	—		4		4.06		
LEASING EXP	.01	.01			1				
TOTAL PAYROLL	1.15	.90			4				
TOTAL CONTRACT	.55	.61			4				

AVG SQFT OFC TEN	50785	4	AVG OFFICE OCCUPANCY	99.9	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	354	4	AVG RATE YR END RENT	5.52	1
			RENTABLE GROSS SQFT	1.00	4

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.69	4	ADMIN TOTAL	.19	4
PAYROLL	.38	4	PAYROLL	.07	4
CONTRACT	.05	4	MGMT FEES	.09	3
SUP MAT MISC	.03	3	LEGAL FEES		
TRASH REMOVAL	.03	4	AUDIT FEES	.00	2
			GEN OFC EXP	.02	3
REPR MAINT TOTAL	.97	4	OTHER ADM EXP	.01	1
PAYROLL	.58	3			
ELEVATOR	.04	3	FIXED EXP TOTAL		
HVAC	.02	3	REAL ESTATE TAX		
ELECTRICAL	.02	4	BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP	.08	4	LEASING EXPENSES	.01	1
			ADV PROMOTION	.01	1
UTILITIES TOTAL	1.38	4	COMM FEES		
ELECTRIC	.67	4	TENANT ALTS		
GAS	.28	1	BUY OUTS		
FUEL OIL					
PURCH STEAM	.28	3	TOTAL PAYROLL	.90	4
PURCH CH WTR	.54	3	CLEANING	.38	4
COAL			REPAIR MAINT	.58	3
WATER SEWER	.05	4	RDS GROUNDS		
			SECURITY	.00	4
RDS GNDS SEC TOT	.24	4	ADMINISTRATIVE	.07	4
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS	.61	4
RDS GNDS CONTR			CLEANING	.05	4
RDS GNDS OTHER			REPAIR MAINT	.08	4
SECURITY TOTAL	.24	4	RDS GROUNDS		
SEC PAYROLL	.00	4	SECURITY	.23	4
SEC CONTRACTS	.23	4	ADMINISTRATIVE	.09	3
SEC OTHER	.00	4			

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U.S. GOVERNMENT SECTOR
NEW ORLEANS
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS 1,880,756 SQ FT					1,527,075 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	11.50	9.13	7.72	12.31
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11.50	9.13	7.72	12.31	4				
MISCELLANEOUS									
TOTAL INCOME	11.50	9.13	7.72	12.31	4				
EXPENSE									
CLEANING	84	73	64	1.38	7	92	85	73	1.39
REPAIR MAINT	1.65	1.78	75	2.70	6	1.88	1.94	94	2.70
UTILITIES	1.52	1.06	78	2.01	7	1.66	1.15	1.03	2.01
RDS GNDS SEC	20	15	13	19	7	20	15	13	19
ADMINISTRATIVE	62	48	27	99	7	62	48	27	99
TOTAL OPER EXP	4.39	4.45	3.81	6.25	7	4.82	4.57	3.98	6.25
FIXED EXPENSES									
TOTAL OPER+FIXED	4.39	4.45	3.81	6.25	7		4.57	3.98	6.25
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	19287	6	AVG OFFICE OCCUPANCY	90.7	7
AVG SQFT RET TEN	4098	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	273	7	AVG RATE YR END RENT	11.62	3
			RENTABLE GROSS SQFT	65	7

COMPONENT COSTS TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. GOVERNMENT SECTOR
NEW ORLEANS
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 778,185 SQ FT					707,588 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	8.37	8.35		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8.37	8.35			3				
MISCELLANEOUS									
TOTAL INCOME	8.37	8.35			3				
EXPENSE									
CLEANING	98	1.22	63	1.36	5	1.08	1.22	72	1.52
REPAIR MAINT	1.78	2.12	75	2.70	5	1.95	2.12	94	2.70
UTILITIES	90	1.04	69	[illegible]	5	98	1.06	82	1.20
RDS GNDS SEC	22	14	12	43	5	22	14	12	43
ADMINISTRATIVE	54	48	22	96	5	54	48	22	96
TOTAL OPER EXP	4.41	4.45	3.01	6.25	5	4.84	4.57	3.69	6.25
FIXED EXPENSES									
TOTAL OPER+FIXED	4.41	4.45	3.01	6.25	5		4.57	3.69	6.25
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	17132	4	AVG OFFICE OCCUPANCY	80.6	5
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	271	5	AVG RATE YR END RENT	11.69	2
			RENTABLE GROSS SQFT	56	5

COMPONENT COSTS TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

All line items are computed as stand alone figures. Columns will not add to match totals.

New York, NY
Ogden, UT

U.S. GOVERNMENT SECTOR
NEW YORK
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS 3,172,714 SQ FT					2,776,980 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA	24.90	24.90			1				
OTHER AREA									
TOTAL RENT	.73	.73			1				
MISCELLANEOUS	.00	.00			1				
TOTAL INCOME	.73	.73			1				
EXPENSE									
CLEANING	2.26	2.95	1.91	4.23	6	2.58	3.46	2.19	4.69
REPAIR-MAINT	1.19	1.14	1.02	2.75	6	1.36	1.30	1.22	3.13
UTILITIES	2.75	2.93	1.60	5.76	6	3.11	3.30	1.78	6.40
RDS GNDS SEC	.21	.18	.17	.36	6	.21	.18	.17	.36
ADMINISTRATIVE	.29	.29	.24	.58	6	.29	.29	.24	.58
TOTAL OPER EXP	6.70	8.09	5.62	12.41	6	7.62	8.73	6.85	13.93
FIXED EXPENSES	.13	.13			1	.13	.13		
TOTAL OPER+FIXED	6.71	8.16	5.62	12.41	6	10.10	8.79	6.85	13.93
LEASING EXP	.03	.03			1				
TOTAL PAYROLL	6.38	6.38			1				
TOTAL CONTRACT	.82	.82			1				

AVG SQFT OFC TEN	18352	6	AVG OFFICE OCCUPANCY	95.8	6
AVG SQFT RET TEN	1702	6	AVG RETAIL OCCUPANCY	100.0	6
AVG SQFT OFC WORK	191	6	AVG RATE YR END RENT	.00	0
			RENTABLE GROSS SQFT	.71	6

COMPONENT COSTS: TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	4.48	1	ADMIN TOTAL	.60	1
PAYROLL	4.29	1	PAYROLL	.47	1
CONTRACT	.01	1	MGMT FEES	.13	1
SUP MAT MISC	.12	1	LEGAL FEES		
TRASH REMOVAL	.05	1	AUDIT FEES		
			GEN OFC EXP		
			OTHER ADM EXP		
REPR MAINT TOTAL	1.86	1			
PAYROLL	1.22	1	FIXED EXP TOTAL	.13	1
ELEVATOR	.32	1	REAL ESTATE TAX		
HVAC	.02	1	BUILDING INS	.13	1
ELECTRICAL	.03	1	PERS PROP TAX		
STRUCT ROOF	.08	1	OTHER TAXES		
PLUMBING	.11	1			
FIRE LIFE SFTY	.08	1	LEASING EXPENSES	.03	1
OTHER MAINT SUP	.11	1	ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL	2.18	1	TENANT ALTS	.03	1
ELECTRIC	1.13	1			
GAS			BUY OUTS		
FUEL OIL					
PURCH STEAM	1.01	1	TOTAL PAYROLL	6.38	1
PURCH CH WTR			CLEANING	4.29	1
COAL			REPAIR MAINT	1.22	1
WATER SEWER	.03	1	RDS GROUNDS		
			SECURITY	.39	1
RDS GNDS SEC TOT	.52	1	ADMINISTRATIVE	.47	1
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS	.82	1
RDS GNDS CONTR			CLEANING	.01	1
			REPAIR MAINT	.58	1
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL	.52	1	SECURITY	.12	1
SEC PAYROLL	.39	1	ADMINISTRATIVE	.13	1
SEC CONTRACTS	.12	1			
SEC OTHER	.01	1			

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U.S. GOVERNMENT SECTOR
OGDEN
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 607,877 SQ FT					476,552 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.02	1.10			3	1.31	1.34		
REPAIR MAINT	.82	.88			3	1.05	1.05		
UTILITIES	2.09	1.17			3	2.52	1.29		
RDS GNDS SEC	.18	.18			3	.18	.18		
ADMINISTRATIVE	.46	.43			3	.46	.43		
TOTAL OPER EXP	4.57	3.61			3	5.69	4.27		
FIXED EXPENSES									
TOTAL OPER+FIXED	4.57	3.61			3		4.27		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	23098	3	AVG OFFICE OCCUPANCY	96.9	3
AVG SQFT RET TEN	13875	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	102	3	AVG RATE YR END RENT	.00	0
			RENTABLE GROSS SQFT	.87	3

COMPONENT COSTS: TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
			OTHER ADM EXP		
REPR MAINT TOTAL					
PAYROLL			FIXED EXP TOTAL		
ELEVATOR			REAL ESTATE TAX		
HVAC			BUILDING INS		
ELECTRICAL			PERS PROP TAX		
STRUCT ROOF			OTHER TAXES		
PLUMBING					
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL			TENANT ALTS		
ELECTRIC					
GAS			BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

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Omaha, NE
Philadelphia, PA

U.S. GOVERNMENT SECTOR
OMAHA
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 496,347 SQ.FT.					456,586 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					1	5.63	5.63		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5.63	5.63			1				
MISCELLANEOUS	.10	.10			1				
TOTAL INCOME	5.73	5.73			1				
EXPENSE									
CLEANING	1.28	1.20			3	1.40	1.21		
REPAIR-MAINT	.94	1.05			3	1.02	1.05		
UTILITIES	1.11	1.11			3	1.20	1.19		
RDS GNDS SEC	.41	.20			3	.41	.20		
ADMINISTRATIVE	.38	.31			3	.36	.31		
TOTAL OPER EXP	4.12	3.80			3	4.47	4.71		
FIXED EXPENSES									
TOTAL OPER+FIXED	4.12	3.80			3		4.71		
LEASING EXP									
TOTAL PAYROLL	1.96	1.96			1				
TOTAL CONTRACT	1.25	1.25			1				

AVG SQFT OFC TEN	10517	3	AVG OFFICE OCCUPANCY	99.0	3
AVG SQFT RET TEN	1044	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	227	3	AVG RATE YR END RENT	6.00	1
			RENTABLE GROSS SQFT	.72	3

COMPONENT COSTS: TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.20	1	ADMIN TOTAL	.55	1
PAYROLL	.21	1	PAYROLL	.37	1
CONTRACT	.96	1	MGMT FEES		
SUP MAT MISC	.01	1	LEGAL FEES		
TRASH REMOVAL	.03	1	AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL	1.05	1	OTHER ADM EXP	.18	1
PAYROLL	.36	1			
ELEVATOR	.04	1	FIXED EXP TOTAL		
HVAC	.25	1	REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY	.01	1			
OTHER MAINT SUP	.40	1	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.19	1	COMM FEES		
ELECTRIC	1.14	1	TENANT ALTS		
GAS	.01	1	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	1.96	1
PURCH CH WTR			CLEANING	.21	1
COAL			REPAIR MAINT	.36	1
WATER SEWER	.04	1	RDS GROUNDS		
			SECURITY	1.02	1
RDS GNDS SEC TOT	1.03	1	ADMINISTRATIVE	.37	1
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS	1.25	1
RDS GNDS CONTR			CLEANING	.96	1
RDS GNDS OTHER			REPAIR MAINT	.29	1
SECURITY TOTAL	1.03	1	RDS GROUNDS		
SEC PAYROLL	1.02	1	SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER	.01	1			

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U.S. GOVERNMENT SECTOR
PHILADELPHIA
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 1,044,000 SQ.FT.					876,055 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.08	1.16	1.00	1.81	4	1.29	1.39	1.18	1.95
REPAIR-MAINT	1.02	1.05	.85	1.24	4	1.22	1.13	1.03	1.35
UTILITIES	1.61	1.68	1.41	2.17	4	1.88	1.95	1.70	2.29
RDS GNDS SEC	.17	.17	.17	.19	4	.17	.17	.17	.19
ADMINISTRATIVE	.20	.24	.17	.36	4	.20	.24	.17	.36
TOTAL OPER EXP	4.09	4.17	3.78	5.57	4	4.84	4.94	4.58	5.92
FIXED EXPENSES									
TOTAL OPER+FIXED	4.09	4.17	3.78	5.57	4		4.94	4.58	5.92
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	19519	4	AVG OFFICE OCCUPANCY	98.0	4
AVG SQFT RET TEN	4319	3	AVG RETAIL OCCUPANCY	100.0	3
AVG SQFT OFC WORK	198	4	AVG RATE YR END RENT	.00	0
			RENTABLE GROSS SQFT	.78	4

COMPONENT COSTS: TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

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Portland, OR
Sacramento, CA

U.S. GOVERNMENT SECTOR
PORTLAND
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 1,129,022 SQ FT					930,923 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	2.38	1.28	1.24	3.07	5	2.89	1.99	1.69	3.21
REPAIR MAINT	.97	1.02	.80	1.10	5	1.18	1.17	1.13	1.32
UTILITIES	1.32	1.54	.88	1.70	5	1.57	1.82	1.05	2.28
RDS GNDS SEC	.19	.17	.17	.19	4	.19	.17	.17	.19
ADMINISTRATIVE	.67	.42	.38	.84	5	.67	.42	.38	.84
TOTAL OPER EXP	5.46	4.50	3.88	6.38	5	6.59	5.96	5.47	6.91
FIXED EXPENSES									
TOTAL OPER+FIXED	5.46	4.50	3.88	6.38	5		5.96	5.47	6.91
LEASING EXP	1.23	1.23			1				
TOTAL PAYROLL	5.95	5.95			1				
TOTAL CONTRACT	.33	.33			1				

	%				
AVG SQFT OFC TEN	14459	4	AVG OFFICE OCCUPANCY	99.5	5
AVG SQFT RET TEN	4101	4	AVG RETAIL OCCUPANCY	100.0	5
AVG SQFT OFC WORK	306	5	AVG RATE YR END RENT	.00	0
			RENTABLE GROSS SQFT	.79	5

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	4.29	1	ADMIN TOTAL	1.12	1
PAYROLL	3.83	1	PAYROLL	1.12	1
CONTRACT	.23	1	MGMT FEES		
SUP MAT MISC	.18	1	LEGAL FEES		
TRASH REMOVAL	.08	1	AUDIT FEES		
			GEN OFC EXP		
			OTHER ADM EXP		
REPR MAINT TOTAL	1.17	1			
PAYROLL	1.00	1	FIXED EXP TOTAL		
ELEVATOR	.00	1	REAL ESTATE TAX		
HVAC	.01	1	BUILDING INS		
ELECTRICAL	.05	1	PERS PROP T/A		
STRUCT ROOF			OTHER TAXES		
PLUMBING	.01	1			
FIRE LIFE SFTY	.00	1	LEASING EXPENSES	1.23	1
OTHER MAINT SUP	.10	1	ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL	.93	1	TENANT ALTS	1.23	1
ELECTRIC	.87	1	BUY-OUTS		
GAS	.00	1			
FUEL OIL	.05	1	TOTAL PAYROLL	5.95	1
PURCH STEAM			CLEANING	3.83	1
PURCH CH WTR			REPAIR MAINT	1.00	1
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
			ADMINISTRATIVE	1.12	1
RDS GNDS SEC TOT					
RDS GNDS TOTAL			TOTAL CONTRACTS	.33	1
RDS GNDS PAYRL			CLEANING	.23	1
RDS GNDS CONTR			REPAIR MAINT	.10	1
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

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U.S. GOVERNMENT SECTOR
SACRAMENTO
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS 2,055,206 SQ FT					1,881,803 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.60	1.66	1.42	1.62	7	1.77	1.94	1.50	2.47
REPAIR MAINT	1.68	1.68	1.12	2.16	7	1.86	1.77	1.33	2.70
UTILITIES	.63	.54	.49	.69	7	.69	.72	.57	.74
RDS GNDS SEC	.07	.06	.03	.16	7	.07	.06	.03	.16
ADMINISTRATIVE	.31	.31	.29	.40	7	.31	.31	.29	.40
TOTAL OPER EXP	4.29	4.56	3.93	4.73	7	4.74	5.15	4.19	5.85
FIXED EXPENSES									
TOTAL OPER+FIXED	4.29	4.56	3.93	4.73	7		5.15	4.19	5.85
LEASING EXP									
TOTAL PAYROLL	2.25	2.43	1.97	3.31	5				
TOTAL CONTRACT	.12	.13	.07	.14	5				

AVG SQFT OFC TEN	10264	2	AVG OFFICE OCCUPANCY	99.9	5
AVG SQFT RET TEN	2171	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	183	2	AVG RATE YR END RENT	.00	0
			RENTABLE GROSS SQFT	.90	7

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.60	5	ADMIN TOTAL	.31	5
PAYROLL	1.50	5	PAYROLL	.31	5
CONTRACT			MGMT FEES		
SUP MAT MISC	.10	5	LEGAL FEES		
TRASH REMOVAL	.03	5	AUDIT FEES		
			GEN OFC EXP		
			OTHER ADM EXP		
REPR MAINT TOTAL	1.60	5			
PAYROLL	.49	5	FIXED EXP TOTAL		
ELEVATOR	.13	5	REAL ESTATE TAX		
HVAC	1.11	5	BUILDING INS		
ELECTRICAL	.03	5	PERS PROP TAX		
STRUCT ROOF			OTHER TAXES		
PLUMBING	.00	5			
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP	.03	5	ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL	.54	5	TENANT ALTS		
ELECTRIC	.51	5	BUY-OUTS		
GAS	.01	4			
FUEL OIL			TOTAL PAYROLL	2.43	5
PURCH STEAM			CLEANING	1.50	5
PURCH CH WTR			REPAIR MAINT	.49	5
COAL			RDS GROUNDS	.04	5
WATER SEWER	.02	5	SECURITY		
			ADMINISTRATIVE	.31	5
RDS GNDS SEC TOT	.04	5			
RDS GNDS TOTAL	.04	5	TOTAL CONTRACTS	.13	5
RDS GNDS PAYRL	.04	5	CLEANING		
RDS GNDS CONTR			REPAIR MAINT	.13	4
RDS GNDS OTHER	.00	5	RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE	.08	1
SEC CONTRACTS					
SEC OTHER					

All line items are computed as stand alone figures. Columns will not add to match totals.

Sacramento, CA
San Diego, CA

U.S. GOVERNMENT SECTOR
SACRAMENTO
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	936,557 SQ.FT.				881,435 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.67	1.74	1.63	2.05	5	2.19	1.98	1.91	2.56
REPAIR MAINT	1.72	1.80	1.05	2.71	5	2.01	1.94	1.32	3.24
UTILITIES	.64	.54	.48	.74	5	.74	.72	.57	.82
RDS GNDS SEC	.09	.06	.04	.16	5	.09	.06	.04	.16
ADMINISTRATIVE	.37	.39	.30	.47	5	.37	.39	.30	.47
TOTAL OPER EXP	4.69	4.72	4.18	5.34	5	5.46	5.46	5.03	6.39
FIXED EXPENSES									
TOTAL OPER+FIXED	4.69	4.72	4.18	5.34	5		5.48	5.03	6.30
LEASING EXP									
TOTAL PAYROLL	2.85	2.81			3				
TOTAL CONTRACT	.12	.13			3				

			# BLDS			# BLDS
AVG SQFT OFC TEN		10264	2	AVG OFFICE OCCUPANCY	99.6	3
AVG SQFT RET TEN		2171	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK		183	2	AVG RATE YR-END RENT	.00	0
				RENTABLE GROSS SQFT	.83	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.66	3	ADMIN TOTAL	.40	3
PAYROLL	1.55	3	PAYROLL	.40	3
CONTRACT			MGMT FEES		
SUP MAT MISC	.07	3	LEGAL FEES		
TRASH REMOVAL	.03	3	AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL	2.16	3	OTHER ADM EXP		
PAYROLL	.67	3			
ELEVATOR	.13	3	FIXED EXP TOTAL		
HVAC	1.11	3	REAL ESTATE TAX		
ELECTRICAL	.03	3	BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING	.00	3	OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP	.05	3	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	.49	3	COMM FEES		
ELECTRIC	.48	3	TENANT ALTS		
GAS	.01	3	BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	2.81	3
PURCH CH WTR			CLEANING	1.55	3
COAL			REPAIR MAINT	.67	3
WATER SEWER	.04	3	RDS GROUNDS	.04	3
			SECURITY		
RDS GNDS SEC TOT	.04	3	ADMINISTRATIVE	.40	3
RDS GNDS TOTAL	.04	3			
RDS GNDS PAYRL	.04	3	TOTAL CONTRACTS	.13	3
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER	.00	3	REPAIR MAINT	.13	3
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

[illegible]

U.S. GOVERNMENT SECTOR
SAN DIEGO
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,198,693 SQ.FT.				1,071,833 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.26	1.63	1.19	1.74	4	1.43	1.66	1.29	1.86
REPAIR MAINT	1.41	1.72	1.19	1.96	4	1.56	1.83	1.41	1.96
UTILITIES	2.61	2.71	2.11	2.89	4	2.86	2.89	2.32	3.06
RDS GNDS SEC	.37	.24	.19	.49	4	.37	.24	.19	.49
ADMINISTRATIVE	.36	.46			3	.36	.46		
TOTAL OPER EXP	5.97	6.18	5.30	7.03	4	6.63	6.57	6.24	7.03
FIXED EXPENSES	.26	.26			1	.26	.26		
TOTAL OPER+FIXED	6.01	6.31	5.30	7.18	4	7.08	6.70	6.24	7.18
LEASING EXP									
TOTAL PAYROLL	3.22	3.29			3				
TOTAL CONTRACT	.46	.27			3				

			# BLDS			# BLDS
AVG SQFT OFC TEN		20512	3	AVG OFFICE OCCUPANCY	99.4	3
AVG SQFT RET TEN		8221	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK		310	3	AVG RATE YR-END RENT	.00	0
				RENTABLE GROSS SQFT	.89	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.71	3	ADMIN TOTAL	.33	2
PAYROLL	1.58	3	PAYROLL	.57	1
CONTRACT	.03	2	MGMT FEES		
SUP MAT MISC	.11	3	LEGAL FEES		
TRASH REMOVAL	.01	2	AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL	1.93	3	OTHER ADM EXP	.09	1
PAYROLL	1.35	3			
ELEVATOR	.08	2	FIXED EXP TOTAL	.26	1
HVAC	.42	3	REAL ESTATE TAX		
ELECTRICAL	.07	1	BUILDING INS	.26	1
STRUCT ROOF			PERS PROP TAX		
PLUMBING	.02	1	OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP	.25	2	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	2.61	2	COMM FEES		
ELECTRIC	2.62	3	TENANT ALTS		
GAS	.04	1	BUY OUTS		
FUEL OIL					
PURCH STEAM	.13	1	TOTAL PAYROLL	3.29	3
PURCH CH WTR			CLEANING	1.58	3
COAL			REPAIR MAINT	1.35	3
WATER SEWER	.08	3	RDS GROUNDS	.25	2
			SECURITY	.05	1
RDS GNDS SEC TOT	.32	3	ADMINISTRATIVE	.57	1
RDS GNDS TOTAL	.28	2			
RDS GNDS PAYRL	.25	2	TOTAL CONTRACTS	.27	3
RDS GNDS CONTR			CLEANING	.03	2
RDS GNDS OTHER	.03	2	REPAIR MAINT	.48	2
SECURITY TOTAL	.27	2	RDS GROUNDS		
SEC PAYROLL	.45	1	SECURITY	.25	2
SEC CONTRACTS	.25	2	ADMINISTRATIVE		
SEC OTHER					

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San Francisco, CA

U.S. GOVERNMENT SECTOR
SAN FRANCISCO
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA 9 BLDS 3,056,595 SQ.FT.					TOTAL OFFICE RENTABLE AREA 2,691,403 SQ.FT.			
	DOLLARS/SQ.FT.		MID RANGE		# BLDS	DOLLAR/SQ.FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					1	6.92	6.92		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6.92	6.92			1				
MISCELLANEOUS									
TOTAL INCOME	6.92	6.92			1				
EXPENSE									
CLEANING	1.83	1.75	1.35	2.05	9	2.08	1.85	1.60	2.39
REPAIR/MAINT	1.22	1.12	.87	1.48	9	1.38	1.27	.93	1.65
UTILITIES	1.15	.89	.78	1.43	9	1.30	1.06	.88	1.59
RDS GNDS SEC	.17	.15	.02	.17	9	.17	.15	.02	.17
ADMINISTRATIVE	.51	.56	.41	.60	9	.51	.56	.41	.60
TOTAL OPER EXP	4.88	4.56	3.74	5.32	9	5.54	5.21	4.48	5.89
FIXED EXPENSES	.06	.06			1	.06	.06		
TOTAL OPER+FIXED	4.89	4.56	3.74	5.36	9	5.39	5.21	4.48	5.89
LEASING EXP	.07	.07			1				
TOTAL PAYROLL	2.99	3.38	2.04	3.78	5				
TOTAL CONTRACT	.33	.08	.05	.78	5				

AVG SQFT OFC TEN	20029	5	AVG OFFICE OCCUPANCY	93.8	8
AVG SQFT RET TEN	2713	4	AVG RETAIL OCCUPANCY	100.0	4
AVG SQFT OFC WORK	215	5	AVG RATE YR END RENT	15.00	1
			RENTABLE GROSS SQFT	.83	9

COMPONENT COSTS—TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS/SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.97	4	ADMIN TOTAL	.57	4
PAYROLL	1.85	4	PAYROLL	.57	4
CONTRACT			MGMT FEES		
SUP MAT MISC	.09	4	LEGAL FEES		
TRASH REMOVAL	.03	4	AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL	1.30	4	OTHER ADM EXP		
PAYROLL	1.12	4			
ELEVATOR	.07	4	FIXED EXP TOTAL		
HVAC	.02	4	REAL ESTATE TAX		
ELECTRICAL	.03	4	BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING	.01	4	OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP	.03	4	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	.88	4	COMM FEES		
ELECTRIC	.77	4	TENANT ALTS		
GAS	.06	4	BUY-OUTS		
FUEL OIL	.00	4			
PURCH STEAM			TOTAL PAYROLL	3.38	4
PURCH CH WTR			CLEANING	1.85	4
COAL			REPAIR MAINT	1.12	4
WATER SEWER	.05	4	RDS GROUNDS	.02	4
			SECURITY		
RDS GNDS SEC TOT	.12	4	ADMINISTRATIVE	.57	4
RDS GNDS TOTAL	.02	4			
RDS GNDS PAYRL	.02	4	TOTAL CONTRACTS	.08	4
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER	.00	4	REPAIR MAINT	.06	4
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

All line items are computed as stand alone figures. Columns will not add to subtotals.

U.S. GOVERNMENT SECTOR
SAN FRANCISCO
DOWNTOWN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA 5 BLDS 959,300 SQ.FT.					TOTAL OFFICE RENTABLE AREA 877,637 SQ.FT.			
	DOLLARS/SQ.FT.		MID RANGE		# BLDS	DOLLAR/SQ.FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					1	6.92	6.92		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6.92	6.92			1				
MISCELLANEOUS									
TOTAL INCOME	6.92	6.92			1				
EXPENSE									
CLEANING	1.48	1.43	1.21	1.94	5	1.62	1.62	1.28	2.70
REPAIR/MAINT	1.34	.89	.66	1.48	5	1.14	1.01	.67	1.70
UTILITIES	1.13	.89	.33	1.74	5	1.23	1.06	.37	1.81
RDS GNDS SEC	.29	.15	.07	.47	5	.29	.15	.07	.47
ADMINISTRATIVE	.49	.56	.30	.66	5	.49	.56	.36	.66
TOTAL OPER EXP	4.47	4.88	3.04	5.33	5	4.83	5.33	3.34	5.89
FIXED EXPENSES	.06	.06			1	.06	.06		
TOTAL OPER+FIXED	4.44	4.88	3.04	5.35	5	5.39	5.38	3.34	5.89
LEASING EXP	.07	.07			1				
TOTAL PAYROLL	2.50	3.17			3				
TOTAL CONTRACT	.64	.05			3				

AVG SQFT OFC TEN	17784	3	AVG OFFICE OCCUPANCY	88.1	4
AVG SQFT RET TEN	1958	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	184	3	AVG RATE YR END RENT	15.00	1
			RENTABLE GROSS SQFT	.85	5

COMPONENT COSTS—TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS/SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.77	2	ADMIN TOTAL	.63	2
PAYROLL	1.64	2	PAYROLL	.63	2
CONTRACT			MGMT FEES		
SUP MAT MISC	.09	2	LEGAL FEES		
TRASH REMOVAL	.04	2	AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL	1.48	2	OTHER ADM EXP		
PAYROLL	1.31	2			
ELEVATOR	.05	2	FIXED EXP TOTAL		
HVAC	.03	2	REAL ESTATE TAX		
ELECTRICAL	.04	2	BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING	.01	2	OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP	.04	2	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.15	2	COMM FEES		
ELECTRIC	1.03	2	TENANT ALTS		
GAS	.06	2	BUY-OUTS		
FUEL OIL	.00	2			
PURCH STEAM			TOTAL PAYROLL	3.65	2
PURCH CH WTR			CLEANING	1.64	2
COAL			REPAIR MAINT	1.31	2
WATER SEWER	.05	2	RDS GROUNDS	.07	2
			SECURITY		
RDS GNDS SEC TOT	.07	2	ADMINISTRATIVE	.63	2
RDS GNDS TOTAL	.07	2			
RDS GNDS PAYRL	.07	2	TOTAL CONTRACTS	.05	2
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER	.00	2	REPAIR MAINT	.05	2
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

All line items are computed as stand alone figures. Columns will not add to subtotals.

San Francisco, CA
Santa Fe, NM

U.S. GOVERNMENT SECTOR
SAN FRANCISCO
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 1,077,250 SQ.FT.					921,571 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.76	1.97			3	2.05	2.22		
REPAIR-MAINT	1.14	1.12			3	1.34	1.27		
UTILITIES	.89	.88			3	1.03	.97		
RDS GNDS SEC	.07	.02			3	.07	.02		
ADMINISTRATIVE	.56	.57			3	.56	.57		
TOTAL OPER EXP	4.41	4.56			3	5.15	5.13		
FIXED EXPENSES									
TOTAL OPER+FIXED	4.41	4.56			3		5.13		
LEASING EXP									
TOTAL PAYROLL	3.38	3.38			2				
TOTAL CONTRACT	.08	.08			2				

AVG SQFT OFC TEN	34156	1	AVG OFFICE OCCUPANCY	97.4	3
AVG SQFT RET TEN	3179	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	187	1	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.89	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.97	2	ADMIN TOTAL	.57	2
PAYROLL	1.85	2	PAYROLL	.57	2
CONTRACT			MGMT FEES		
SUP MAT MISC	.09	2	LEGAL FEES		
TRASH REMOVAL	.03	2	AUDIT FEES		
REPR MAINT TOTAL	1.12	2	GEN OFC EXP		
PAYROLL	.94	2	OTHER ADM EXP		
ELEVATOR	.09	2	FIXED EXP TOTAL		
HVAC	.02	2	REAL ESTATE TAX		
ELECTRICAL	.03	2	BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING	.01	2	OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP	.03	2	ADV PROMOTION		
UTILITIES TOTAL	.88	2	COMM FEES		
ELECTRIC	.76	2	TENANT ALTS		
GAS	.06	2	BUY-OUTS		
FUEL OIL	.00	2	TOTAL PAYROLL	3.38	2
PURCH STEAM			CLEANING	1.85	2
PURCH CH WTR			REPAIR MAINT	.94	2
COAL			RDS GROUNDS	.02	2
WATER SEWER	.05	2	SECURITY		
RDS GNDS SEC TOT	.02	2	ADMINISTRATIVE	.57	2
RDS GNDS TOTAL	.02	2	TOTAL CONTRACTS	.08	2
RDS GNDS PAYRL	.02	2	CLEANING		
RDS GNDS CONTR			REPAIR MAINT	.08	2
RDS GNDS OTHER	.00	2	RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. GOVERNMENT SECTOR
SANTA FE
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 138,086 SQ.FT.					90,772 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.55	1.52			3	2.36	2.44		
REPAIR MAINT	.99	1.08			3	1.51	1.82		
UTILITIES	1.68	1.72			3	2.52	1.90		
RDS GNDS SEC	.16	.16			3	.16	.16		
ADMINISTRATIVE	.45	.49			3	.45	.49		
TOTAL OPER EXP	4.83	5.35			3	7.32	7.01		
FIXED EXPENSES									
TOTAL OPER+FIXED	4.83	5.35			3		7.01		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	4198	3	AVG OFFICE OCCUPANCY	92.5	3
AVG SQFT RET TEN	588	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	303	3	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.75	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

All line items are computed as stand alone figures. Columns will not add to match totals.

Seattle, WA
Tampa, FL

U.S. GOVERNMENT SECTOR
SEATTLE
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	910,875 SQ FT				754,166 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1 80	1 74			3	2 17	2 13		
REPAIR MAINT	1 11	1 01			3	1 34	1 24		
UTILITIES	92	76			3	1 09	1 04		
RDS GNDS SEC	17	17			3	17	17		
ADMINISTRATIVE	40	40			3	40	40		
TOTAL OPER EXP	4 41	4 44			3	5 29	5 18		
FIXED EXPENSES									
TOTAL OPER+FIXED	4 41	4 44			3		5 18		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	1[illegible]148	3	AVG OFFICE OCCUPANCY	96 9	3
AVG SQFT RET TEN	3348	3	AVG RETAIL OCCUPANCY	100 0	3
AVG SQFT OFC WORK	209	3	AVG RATE YR END RENT	00	0
			RENTABLE GROSS SQFT	71	3

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
			OTHER ADM EXP		
REPR MAINT TOTAL					
PAYROLL			FIXED EXP TOTAL		
ELEVATOR			REAL ESTATE TAX		
HVAC			BUILDING INS		
ELECTRICAL			PERS PROP TAX		
STRUCT ROOF			OTHER TAXES		
PLUMBING					
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL			TENANT ALTS		
ELECTRIC			BUY-OUTS		
GAS					
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
			ADMINISTRATIVE		
RDS GNDS SEC TOT					
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

All line items are computed as stand alone figures. Columns will not add to match totals.

U.S. GOVERNMENT SECTOR
TAMPA
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	244,825 SQ FT				242,235 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	11 44	11 44		
RETAIL AREA	17 68	17 68			1				
OTHER AREA									
TOTAL RENT	11 46	11 46			2				
MISCELLANEOUS									
TOTAL INCOME	11 46	11 46			2				
EXPENSE									
CLEANING	72	75			3	73	75		
REPAIR MAINT	1 14	1 11			3	1 15	1 11		
UTILITIES	2 00	2 01			3	2 02	2 01		
RDS GNDS SEC	15	15			2	15	15		
ADMINISTRATIVE	66	81			3	66	81		
TOTAL OPER EXP	4 63	4 69			3	4 67	4 69		
FIXED EXPENSES									
TOTAL OPER+FIXED	4 63	4 69			3		4 69		
LEASING EXP	25	25			1				
TOTAL PAYROLL	1 53	1 53			2				
TOTAL CONTRACT	1 12	1 12			2				

AVG SQFT OFC TEN	4419	3	AVG OFFICE OCCUPANCY	98 5	3
AVG SQFT RET TEN	580	2	AVG RETAIL OCCUPANCY	100 0	2
AVG SQFT OFC WORK	167	3	AVG RATE YR END RENT	10 78	1
			RENTABLE GROSS SQFT	78	3

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	75	1	ADMIN TOTAL	81	1
PAYROLL	22	1	PAYROLL	81	1
CONTRACT	51	1	MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL	02	1	AUDIT FEES		
			GEN OFC EXP		
			OTHER ADM EXP		
REPR MAINT TOTAL	1 32	1			
PAYROLL	96	1	FIXED EXP TOTAL		
ELEVATOR			REAL ESTATE TAX		
HVAC			BUILDING INS		
ELECTRICAL	19	1	PERS PROP TAX		
STRUCT ROOF			OTHER TAXES		
PLUMBING					
FIRE LIFE SFTY			LEASING EXPENSES	25	1
OTHER MAINT SUP	17	1	ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL	2 18	1	TENANT ALTS	25	1
ELECTRIC	2 06	1	BUY-OUTS		
GAS	01	1			
FUEL OIL			TOTAL PAYROLL	2 08	1
PURCH STEAM			CLEANING	22	1
PURCH CH WTR			REPAIR MAINT	96	1
COAL			RDS GROUNDS		
WATER SEWER	11	1	SECURITY	08	1
			ADMINISTRATIVE	81	1
RDS GNDS SEC TOT	12	1			
RDS GNDS TOTAL			TOTAL CONTRACTS	1 53	1
RDS GNDS PAYRL			CLEANING	51	1
RDS GNDS CONTR			REPAIR MAINT	19	1
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL	12	1	SECURITY	01	1
SEC PAYROLL	08	1	ADMINISTRATIVE	81	1
SEC CONTRACTS	01	1			
SEC OTHER	03	1			

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Tampa, FL
Toledo, OH

U.S. GOVERNMENT SECTOR
TAMPA
DOWNTOWN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 244,825 SQ FT.					242 235 SQ FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	11 44	11 44		
RETAIL AREA	17 68	17 68			1				
OTHER AREA									
TOTAL RENT	11 46	11 46			2				
MISCELLANEOUS									
TOTAL INCOME	11 46	11 46			2				
EXPENSE									
CLEANING	72	75			3	73	75		
REPAIR-MAINT	1 14	1 11			3	1 15	1 11		
UTILITIES	2 00	2. 01			3	2 02	2 01		
RDS. GNDS. SEC	15	15			2	15	15		
ADMINISTRATIVE	66	81			3	68	81		
TOTAL OPER EXP	4 63	4 69			3	4 67	4 69		
FIXED EXPENSES									
TOTAL OPER+FIXED	4 63	4 69			3		4 69		
LEASING EXP	25	25			1				
TOTAL PAYROLL	1 53	1 53			2				
TOTAL CONTRACT	1 12	1 12			2				

AVG SQFT OFC TEN	4419	3	AVG OFFICE OCCUPANCY	98 5	3
AVG SQFT RET TEN	580	2	AVG RETAIL OCCUPANCY	100 0	2
AVG SQFT OFC WORK	167	3	AVG RATE YR END RENT	10 78	1
			RENTABLE GROSS SQFT	78	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	75	1	ADMIN TOTAL	81	1
PAYROLL	22	1	PAYROLL	81	1
CONTRACT	51	1	MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL	02	1	AUDIT FEES		
			GEN OFC EXP		
			OTHER ADM EXP		
REPR MAINT TOTAL	1 32	1			
PAYROLL	98	1	FIXED EXP TOTAL		
ELEVATOR			REAL ESTATE TAX		
HVAC			BUILDING INS		
ELECTRICAL	19	1	PERS PROP TAX		
STRUCT ROOF			OTHER TAXES		
PLUMBING					
FIRE LIFE SFTY			LEASING EXPENSES	25	1
OTHER MAINT SUP	17	1	ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL	2 18	1	TENANT ALTS	25	1
ELECTRIC	2 08	1	BUY-OUTS		
GAS	01	1			
FUEL OIL			TOTAL PAYROLL	2 08	1
PURCH STEAM			CLEANING	22	1
PURCH CH WTR			REPAIR MAINT	98	1
COAL			RDS GROUNDS		
WATER SEWER	11	1	SECURITY	08	1
			ADMINISTRATIVE	81	1
RDS GNDS SEC TOT	12	1			
RDS GNDS TOTAL			TOTAL CONTRACTS	1 53	1
RDS GNDS PAYRL			CLEANING	51	1
RDS GNDS CONTR			REPAIR MAINT	19	1
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL	12	1	SECURITY	01	1
SEC PAYROLL	08	1	ADMINISTRATIVE	81	1
SEC CONTRACTS	01	1			
SEC OTHER	03	1			

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U.S. GOVERNMENT SECTOR
TOLEDO
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 646,149 SQ FT.					600 379 SQ FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					1	13 13	13 13		
RETAIL AREA	2 22	2 22			1				
OTHER AREA									
TOTAL RENT	12 85	12 85			1				
MISCELLANEOUS	51	51			1				
TOTAL INCOME	13 36	13 36			1				
EXPENSE									
CLEANING	1 03	1 44			3	1 11	1 90		
REPAIR-MAINT	86	1 26			3	92	1 49		
UTILITIES	1 55	1 58			3	1 63	1 62		
RDS GNDS SEC	50	19			3	50	19		
*ADMINISTRATIVE	76	59			3	76	59		
TOTAL OPER EXP	4 70	4 96			3	5 02	6 09		
FIXED EXPENSES									
TOTAL OPER+FIXED	4 70	4 96			3		6 09		
LEASING EXP									
TOTAL PAYROLL	72	72			1				
TOTAL CONTRACT	1 80	1 80			1				

AVG SQFT OFC TEN	16051	3	AVG OFFICE OCCUPANCY	96 2	3
AVG SQFT RET TEN	6820	3	AVG RETAIL OCCUPANCY	100 0	3
AVG SQFT OFC WORK	339	3	AVG RATE YR END RENT	25 03	1
			RENTABLE GROSS SQFT	80	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	79	1	ADMIN TOTAL	84	1
PAYROLL			PAYROLL	72	1
CONTRACT	70	1	MGMT FEES	06	1
SUP MAT MISC	05	1	LEGAL FEES	01	1
TRASH REMOVAL	03	1	AUDIT FEES	00	1
			GEN OFC EXP	04	1
			OTHER ADM EXP		
REPR MAINT TOTAL	65	1			
PAYROLL			FIXED EXP TOTAL		
ELEVATOR	18	1	REAL ESTATE TAX		
HVAC	16	1	BUILDING INS		
ELECTRICAL	03	1	PERS PROP TAX		
STRUCT ROOF	04	1	OTHER TAXES		
PLUMBING	03	1			
FIRE LIFE SFTY	06	1	LEASING EXPENSES		
OTHER MAINT SUP	14	1	ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL	1 58	1	TENANT ALTS		
ELECTRIC	1 37	1	BUY-OUTS		
GAS	17	1			
FUEL OIL	00	1	TOTAL PAYROLL	72	1
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR-MAINT		
COAL			RDS GROUNDS		
WATER SEWER	04	1	SECURITY		
			ADMINISTRATIVE	72	1
RDS GNDS SEC TOT	64	1			
RDS GNDS TOTAL	03	1	TOTAL CONTRACTS	1 80	1
RDS GNDS PAYRL			CLEANING	70	1
RDS GNDS CONTR			REPAIR MAINT	43	1
RDS GNDS OTHER	03	1	RDS GROUNDS		
SECURITY TOTAL	61	1	SECURITY	60	1
SEC PAYROLL			ADMINISTRATIVE	07	1
SEC CONTRACTS	60	1			
SEC OTHER	01	1			

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Washington, DC

U.S. GOVERNMENT SECTOR
WASHINGTON
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	32 BLDS	15,501,542 SQ FT.				13,265,137 SQ FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.19	1.30	1.10	1.88	32	1.39	1.51	1.32	2.20
REPAIR-MAINT	1.20	1.49	.82	1.80	31	1.40	1.67	.85	2.22
UTILITIES	1.51	1.83	1.00	2.36	30	1.72	2.06	1.23	2.64
RDS GNDS SEC	.17	.16	.15	.18	31	.17	.16	.15	.18
ADMINISTRATIVE	.37	.43	.27	.62	31	.37	.43	.27	.62
TOTAL OPER EXP	4.26	5.02	4.28	6.57	32	4.95	6.08	4.61	7.73
FIXED EXPENSES									
TOTAL OPER+FIXED	4.26	5.02	4.28	5.57	32		6.08	4.61	7.73
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	108492	32	AVG OFFICE OCCUPANCY	99.0	32
AVG SQFT RET TEN	4195	27	AVG RETAIL OCCUPANCY	100.0	27
AVG SQFT OFC WORK	220	31	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.74	32

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

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U.S. GOVERNMENT SECTOR
WASHINGTON
DOWNTOWN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	102,530 SQ FT.				84,610 SQ FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	2.40	2.50			3	2.90	2.65		
REPAIR-MAINT	1.62	2.04			3	1.97	2.63		
UTILITIES	2.40	1.88			3	2.91	2.20		
RDS GNDS SEC	.16	.15			3	.16	.15		
ADMINISTRATIVE	1.02	.99			3	1.02	.99		
TOTAL OPER EXP	7.60	8.03			3	9.20	11.63		
FIXED EXPENSES									
TOTAL OPER+FIXED	7.60	8.03			3		11.63		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	28203	3	AVG OFFICE OCCUPANCY	100.0	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	302	2	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.71	3

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

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Washington, DC

U.S. GOVERNMENT SECTOR
WASHINGTON
DOWNTOWN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	204,347 SQ.FT.				183,072 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3.93	1.75			3	4.38	1.76		
REPAIR-MAINT	3.48	1.75			3	3.89	2.01		
UTILITIES	1.06	.99			2	1.15	1.09		
RDS. GNDS. SEC	.14	.14			2	.14	.14		
ADMINISTRATIVE	.71	.68			2	.71	.68		
TOTAL OPER EXP	8.81	5.39			3	9.81	6.18		
FIXED EXPENSES									
TOTAL OPER+FIXED	8.81	5.39			3		6.18		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	36614	3	AVG OFFICE OCCUPANCY	100.0	3
AVG SQFT RET TEN	682	3	AVG RETAIL OCCUPANCY	100.0	3
AVG SQFT OFC WORK	257	3	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.74	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR-MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

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U.S. GOVERNMENT SECTOR
WASHINGTON
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,483,177 SQ.FT.				1,289,976 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.65	1.41	1.27	2.02	8	1.90	1.54	1.46	2.31
REPAIR-MAINT	1.60	1.39	1.05	1.65	8	1.84	1.60	1.18	2.07
UTILITIES	2.18	1.83	.91	2.68	8	2.48	2.13	1.00	3.35
RDS GNDS SEC	.18	.16	.15	.19	8	.18	.16	.15	.19
ADMINISTRATIVE	.47	.40	.28	.51	8	.47	.40	.28	.51
TOTAL OPER EXP	6.08	5.14	4.07	6.65	8	6.96	5.99	4.54	8.19
FIXED EXPENSES									
TOTAL OPER+FIXED	6.08	5.14	4.07	6.65	8		5.99	4.54	8.19
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	79932	8	AVG OFFICE OCCUPANCY	99.1	8
AVG SQFT RET TEN	1605	7	AVG RETAIL OCCUPANCY	100.0	7
AVG SQFT OFC WORK	228	8	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.70	8

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

"All line items are computed as stand alone figures. Columns will not add to match totals."

Washington, DC

U.S. GOVERNMENT SECTOR

U.S. GOVERNMENT SECTOR
WASHINGTON
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS 3,685,392 SQ FT.					3,200,034 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.76	1.54	1.26	2.06	8	2.03	1.78	1.38	2.59
REPAIR MAINT	1.83	1.63	1.27	2.14	8	2.10	2.00	1.43	2.39
UTILITIES	2.05	1.93	1.84	2.39	8	2.32	2.35	2.06	2.61
RDS GNDS SEC	.16	.16	.15	.17	8	.16	.16	.15	.17
ADMINISTRATIVE	.49	.55	.26	.69	8	.49	.55	.26	.69
TOTAL OPER EXP	6.29	6.26	4.77	6.74	8	7.21	7.14	5.39	8.04
FIXED EXPENSES									
TOTAL OPER+FIXED	6.29	6.26	4.77	6.74	8		7.14	5.39	8.04
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	61939	8	AVG OFFICE OCCUPANCY	98.7	8
AVG SQFT RET TEN	1803	8	AVG RETAIL OCCUPANCY	100.0	8
AVG SQFT OFC WORK	276	8	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.71	8

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS. GNDS. SEC TOT			ADMINISTRATIVE		
RDS. GNDS TOTAL			TOTAL CONTRACTS		
RDS. GNDS PAYRL			CLEANING		
RDS. GNDS CONTR			REPAIR MAINT		
RDS. GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

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U.S. GOVERNMENT SECTOR
WASHINGTON
DOWNTOWN MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS 10,028,098 SQ.FT.					8,507,445 SQ.FT			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.84	1.05	.48	1.22	10	.99	1.24	.53	1.49
REPAIR-MAINT	.83	.71	.43	1.43	9	.98	.81	.52	1.68
UTILITIES	1.17	1.48	.81	2.00	9	1.35	1.64	.70	2.37
RDS GNDS SEC	.18	.18	.15	.19	10	.18	.18	.15	.19
ADMINISTRATIVE	.31	.28	.11	.54	10	.31	.28	.11	.54
TOTAL OPER EXP	3.12	4.33	1.26	4.77	10	3.65	3.05	1.42	5.80
FIXED EXPENSES									
TOTAL OPER+FIXED	3.12	4.33	1.26	4.77	10		5.05	1.42	5.80
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

AVG SQFT OFC TEN	183088	10	AVG OFFICE OCCUPANCY	99.0	10
AVG SQFT RET TEN	9313	9	AVG RETAIL OCCUPANCY	100.0	9
AVG SQFT OFC WORK	215	10	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.75	10

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

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Washington, DC

U.S. GOVERNMENT SECTOR
WASHINGTON
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA 3 BLDS 1,045,340 SQ FT					TOTAL OFFICE RENTABLE AREA 944,225 SQ FT.			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	16.62	42.95		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	16.81	43.61			2				
MISCELLANEOUS	1.65	3.57			2				
TOTAL INCOME	18.45	47.18			2				
EXPENSE									
CLEANING	1.52	1.48			3	1.69	1.72		
REPAIR-MAINT	1.19	1.10			3	1.32	1.28		
UTILITIES	2.40	2.02			3	2.57	2.23		
RDS GNDS SEC	.20	.20			1	.20	.20		
ADMINISTRATIVE	.39	.38			3	.39	.38		
TOTAL OPER EXP	5.65	5.16			3	6.16	5.89		
FIXED EXPENSES	2.82	6.74			2	2.82	6.74		
TOTAL OPER+FIXED	6.53	5.16			3	9.54	5.89		
LEASING EXP	.08	.27			2				
TOTAL PAYROLL	1.29	2.00			2				
TOTAL CONTRACT	1.46	3.94			2				

AVG SQFT OFC TEN	55543	3	AVG OFFICE OCCUPANCY	100.0	3
AVG SQFT RET TEN	11153	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	87	3	AVG RATE YR END RENT	25.00	1
			RENTABLE GROSS SQFT	.77	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	3.87	2	ADMIN TOTAL	1.11	2
PAYROLL	.71	1	PAYROLL		
CONTRACT	6.59	1	MGMT FEES	.48	2
SUP MAT MISC	.05	2	LEGAL FEES	.46	2
TRASH REMOVAL	.33	1	AUDIT FEES	.04	2
			GEN OFC EXP	.09	2
REPR MAINT TOTAL	3.24	2	OTHER ADM EXP	.04	2
PAYROLL	1.64	2			
ELEVATOR	.45	2	FIXED EXP TOTAL	6.74	2
HVAC	.24	2	REAL ESTATE TAX	5.36	2
ELECTRICAL	.09	2	BUILDING INS	1.09	2
STRUCT ROOF	.03	1	PERS PROP TAX	.00	2
PLUMBING	.07	2	OTHER TAXES	.29	2
FIRE LIFE SFTY	.01	2			
OTHER MAINT SUP	.72	2	LEASING EXPENSES	.27	2
			ADV PROMOTION		
UTILITIES TOTAL	7.88	2	COMM FEES		
ELECTRIC	7.51	2	TENANT ALTS	.27	2
GAS	.00	2	BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	2.00	2
PURCH CH WTR			CLEANING	.71	1
COAL			REPAIR MAINT	1.64	2
WATER SEWER	.38	2	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS	3.94	2
RDS GNDS CONTR			CLEANING	6.59	1
RDS GNDS OTHER			REPAIR MAINT	.55	2
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE	.19	1
SEC OTHER					

*All line items are computed as stand alone figures. Columns will not add to match totals.

Canada Analyses 1986

Canada Office Buildings Experience Rise in Real Net Operating Income Despite Higher Inflation

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Canada Private Office Buildings

The performance results reported by owners and managers of private sector Canadian office buildings suggest that 1986 was a brighter year for Canadian building owners and managers. Based on a control sample survey of 86 buildings containing 21 million square feet of space, the properties experienced an increase in income of $0.71 (Canadian) per square foot. When compared to an actual decrease experienced in total operating expenses of $0.12 per square foot, the net gain in income looks even greater.

But, this gain was offset slightly by a rise in both Fixed expenses, $0.23 per square foot, and Leasing expenses, $0.22 per square foot (for those who reported it). The net effect was a rise in Net Operating Income of $0.84 per square foot, or 10.4%. Adjusted for a 4.1% inflation rate, Canadian office properties reported on average a 6.3% rise in real net operating income.

These results, summarized in Table 1, must be regarded more cautiously because of the small sample size. Whereas a total of 140 buildings reported for Canadian private sector office properties, only 86 of these buildings were received in 1985 as well. Furthermore, arithmetic by columns reveals some inconsistencies because each line item is reported and analyzed separately.

The rise in fixed expenses was due mostly to rises experienced in real estate taxes. Energy expenses actually dropped (-6.6%) along with cleaning expenses (-5.6%). But, leasing expenses rose a dramatic 24.4%. This increase was attributable to reportedly large expenditures in tenant alterations (196.0%).

A closer look at mean and median measurements suggests that smaller properties in Canada did just as well as larger properties as far as increasing Total Income. Nevertheless, all gains in income were deflated by large increases experienced in Leasing expenses (157.1%) probably due to a recent surge in tenant relocation activity that some urban markets are experiencing, along with high overall vacancy rates.

Figure 1 illustrates the ratio of expenses by category to the total for all Canadian Private Sector respondents. Whereas property owners in the U.S. paid $0.09 more per square foot for insurance than did their counterparts in Canada, Canadians paid more than twice as much for property taxes, so that Fixed expenses constituted a large proportion (43%) of Total Operating plus Fixed expenses.

Canada Government Office Buildings

Based on 157 buildings containing approximately 26 million square feet and averaging 165,000 square feet each, Canadian government office buildings experienced a 10.6% average increase in Total Operating expense. (Table 2)

This increase is due primarily to the lifting of a two-year Federal government spending freeze for all repairs and maintenance of office properties which was implemented in 1984 as a quick fix to the government's budgetary problems. Lifting of the spending freeze caused a 36.5% increase in Repairs/Maintenance expenses in 1986.

Even the smaller government office buildings were affected. Median expense figures showed a 6.4% overall increase in Total Operating expenses which included a 26.8% increase in Repairs/Maintenance and a 6.1% increase in Utilities.

On the bright side, Canadian government buildings reported a 9.1% decrease in Administrative expenses between 1985 and 1986 as opposed to a 50.0% increase in Administrative expenses experienced between 1984 and 1985.

In a year when both the U.S. Private Sector and Government office buildings reported a drop in Utility expenses and the Canadian Private Sector reflected no increase in Utility expenses, why did the Canadian Government Sector experience a 6.0% rise in Utilities expense? Even with adjustments for inflation (4.1%), the Canadian government still experienced a Utilities increase of 2.0%.

This rise in government Utility expenses was probably linked to the resumption of Repairs and maintenance activity for Public Works Canada office buildings. Because of the spending freeze, many buildings may have required extensive HVAC and electrical system inspections, overhauls, and/or improvements which when performed on a large scale in a short period of time could affect Utility expenses dramatically.

Summary

A global examination of ratios of major expense items to total expenses (Figure 1) reveals that Canada Private Sector office buildings in general performed very similarly to office buildings in other industrialized nations. Fixed expenses made up the largest portion of expenses (43%), as it does in the United States. The second largest source of expenses was Utilities (19%), followed by Repairs/Maintenance (16%), Cleaning (11%), Administrative (9%), and Roads/Grounds/Security at (4%).

In terms of occupancy conditions (Table 3), retail occupancy levels continued a two year rising trend while office occupancy continued to drop for the fifth straight year, according to a five year control sample. Office occupancy levels have slipped from a high of 97.3% in 1982 to a low of 90.6% in 1986.

INCOME EXPENSE COMPARISONS: 1985–1986 CANADA PRIVATE SECTOR

Control Sample
86 Buildings: 21.5 million square feet
Canada Dollars per Square Foot

	MEDIANS[1]			AVERAGES[1]		
	1985	**1986**	**%Change**	**1985**	**1986**	**%Change**
INCOME						
Tot. Off.	12.48	13.42	7.5	15.55	16.23	4.4
Tot. Rent	12.24	13.03	6.5	15.37	16.07	4.6
Tot. Inc.	12.39	13.11	5.8	15.53	16.24	4.6
EXPENSES						
Cleaning	.78	.78	0.0	.89	.84	-5.6
Rep./Maint.	.87	.88	1.1	.94	.98	4.3
Utils.	1.34	1.38	3.0	1.37	1.28	-6.6
Rds/Gnds/Sec	.24	.24	0.0	.28	.28	0.0
Admin.	.58	.55	-5.2	56	.57	1.8
Total Oper.	4.05	4.14	2.2	4.04	3.92	-3.0
Fix Exp.	2.22	2.44	9.9	2.86	3.09	8.0
Tot. Op&Fix	6.35	6.50	2.4	6.86	6.65	-3.1
Leasing	.28	.72	157.1	.90	1.12	24.4
Tot. Exp&Lease[2]				7.44	7.31	-1.7
Net Op. Income(NOI)[3]				8.09	8.93	10.4
NOI Adj for Infl. (4.1%)					8.60	6.3

[1] Each line item is calculated on the basis of non-zero responses for that item, hence total items may not agree with column totals.

[2] Total Operating and Fixed plus Leasing Expenses on a weighted average basis, calculated from column entries.

[3] Total Income less Total Expenses and Leasing, calculated from column entries; it is not reported by respondents.

Table 1

EXPENSE COMPARISONS: 1985–1986 CANADA GOVERNMENT BUILDINGS

Control Sample
157 Buildings: 26.0 million square feet
Canada Dollars per Square Foot

	MEDIANS			AVERAGES		
	1985	**1986**	**%Change**	**1985**	**1986**	**%Change**
EXPENSES						
Cleaning	.73	.71	-2.7	.79	.81	2.5
Rep./Maint.	.71	.90	26.8	.85	1.16	36.5
Utils.	1.14	1.21	6.1	1.33	1.41	6.0
Admin.	.12	.09	-25.0	.11	.10	-9.1
Tot. Oper.	3.14	3.34	6.4	3.31	3.66	10.6
Tot. Adj for Inflation (4.1%)					3.53	6.5

Table 2

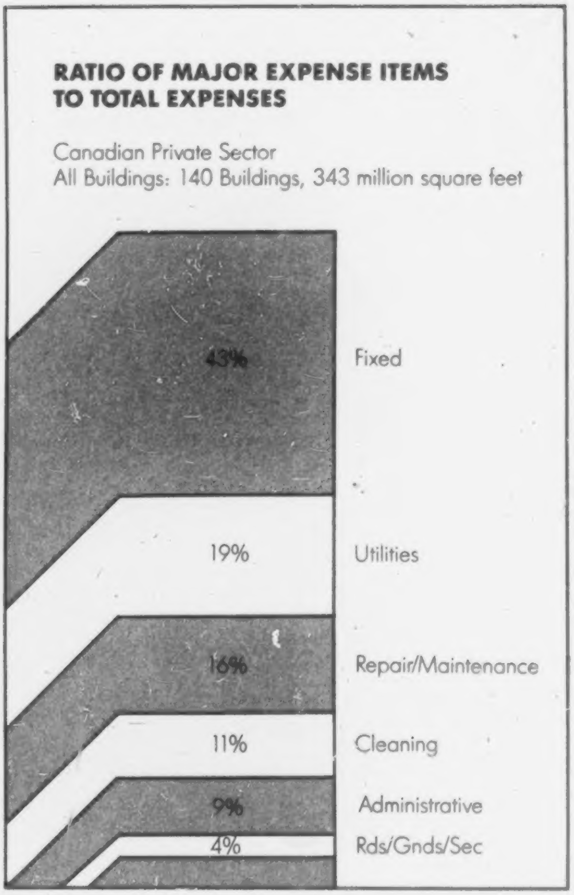

Figure 1

Over a 5 year period, Canadian office buildings have seen a large increase in Total Operating (18.2%), Fixed (32.5%), and Total expenses (29.4%). But, increasing vacancy rates along with strong competition have caused significant increases in Leasing expenses throughout the Canadian Private Sector. Looking at a comparison of Average Income and Expenses for 26 Canadian Private Sector buildings over 5 years (Table 4), one sees a 535.7% nominal increase in Leasing expenses from 1982 to 1986.

Adjusting for inflation for a period of five years only brings the leasing expenses increases down to 428.6% or $0.74 per square foot in real 1982 dollars (Table 5).

All in all, the 1986 Canadian office market performed quite well considering a consistent drop in overall occupancy and increased competition. Due to the relatively small sample size though, the figures reported over a five year period may not be truly representative of industry-wide experience.

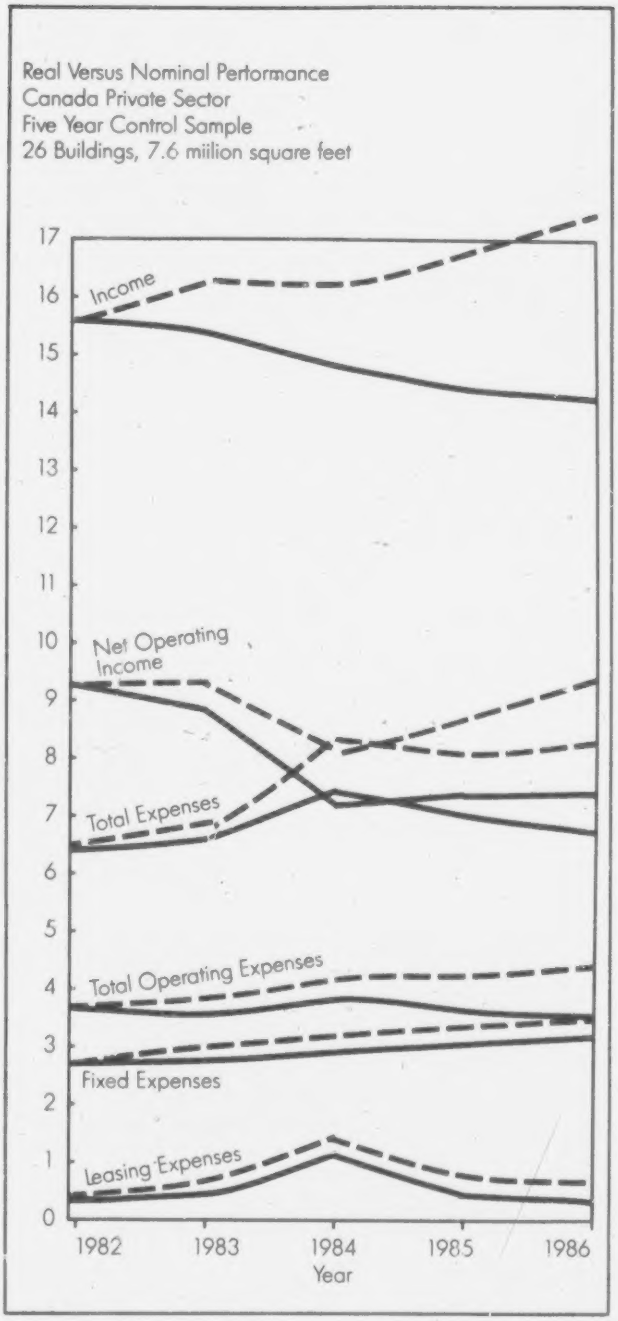

Figure 2

OCCUPANCY CONDITIONS

(Percent of Rentable Space)

		1981	1982	1984	1985	1986
Two Year Control Samples, Canada Private Sector (86 Bldgs: 21.5 mil SF)						
	Office				92.3	92.1
	Retail				87.9	90.7
Five Year Control Samples, Canada Private Sector (26 Bldgs: 7.9 mil SF)						
	Office	97.3	96.3	93.9	93.2	90.6
	Retail	89.4	88.6	86.0	89.4	90.3
All Buildings Reporting, Canada Private Sector (140 Bldgs: 37.8 mil SF)						
	Office					92.7
	Retail					92.4

Table 3

COMPARISON OF AVERAGE INCOME AND EXPENSES
CANADA PRIVATE SECTOR

Five Year Control Sample
26 Buildings: 7.6 million square feet
Nominal Canada Dollars per Square Foot

	1982	1983	1984	1985	1986	Difference 1982–1986
Income	15.67	16.40	16.36	16.71	17.39	
% Difference		4.7%	−0.2%	2.1%	4.1%	11.0%
Total Operating Exp.	3.62	3.80	4.12	4.14	4.28	
% Difference		5.0%	8.4%	0.5%	3.4%	18.2%
Fixed Expenses	2.71	2.92	3.13	3.34	3.59	
% Difference		7.8%	7.2%	6.7%	7.5%	32.5%
Leasing Expenses	.14	.41	1.68	.89	.89	
% Difference		192.8%	309.7%	−47.0%	0.0%	535.7%
Total Expenses	6.43	6.92	8.35	8.03	8.32	
% Difference		7.6%	20.7%	−3.8%	3.6%	29.4%
Net Operating Income	9.24	9.48	8.01	8.68	9.07	
% Difference		2.6%	−15.5%	8.4%	4.5%	−1.8%
% Difference, CPI		5.8%	4.4%	4,0%	4.1%	

Table 4

COMPARISON OF AVERAGE INCOME AND EXPENSES CANADA PRIVATE SECTOR

Five Year Control Sample
26 Buildings: 7.6 million square feet
Real 1982 Canada Dollars per Square Foot
(Adjusted for annual change in CPI)

	1982	1983	1984	1985	1986	Difference 1982–1986
Income	15.67	15.45	14.80	14.54	14.54	
% Difference		−1.4%	−4.2%	−1.8%	0.0%	−7.2%
Total Operating Exp.	3.62	3.58	3.73	3.60	3.58	
% Difference		−1.1%	4.2%	−3.5%	−0.6%	−1.1%
Fixed Expenses	2.71	2.75	2.83	2.91	3.00	
% Difference		1.5%	2.9%	2.8%	3.1%	10.7%
Leasing Expenses	.14	.39	1.52	.77	.74	
% Difference		178.6%	289.7%	−49.3%	−3.9%	428.6%
Total Expenses	6.43	6.52	7.56	6.99	6.96	
% Difference		1.4%	15.9%	−7.5%	−0.4%	8.2%
Net Operating Income	9.24	8.92	7.25	7.55	7.58	
% Difference		−3.5%	−18.7%	4.1%	0.4%	−18.0%
% Difference, CPI		5.8%	4.4%	4.0%	4.1%	

Table 5

Special Studies 1986
Canada Private Sector

All Buildings—1986

CANADIAN PRIVATE SECTOR
ALL BUILDINGS

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	140 BLDS 37,817,914 SQ. FT.					34,282,367 SQ. FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					128	15.74	13.34	10.22	16.44
RETAIL AREA	14.48	14.95	8.02	25.89	78				
OTHER AREA	31.61	4.50	3.45	8.22	35				
TOTAL RENT	15.30	13.01	9.52	16.57	131				
MISCELLANEOUS	.38	.10	.02	.23	70				
TOTAL INCOME	15.50	13.09	10.05	16.74	131				
EXPENSE									
CLEANING	.88	.73	.59	1.01	139	.97	.81	.67	1.10
REPAIR-MAINT	1.20	.91	.72	1.20	139	1.31	1.00	.82	1.32
UTILITIES	1.49	1.39	1.15	1.71	139	1.62	1.48	1.21	1.87
RDS GNDS SEC	.33	.23	.11	.37	130	.33	.23	.11	.37
ADMINISTRATIVE	.73	.53	.35	.89	137	.73	.53	.35	.89
TOTAL OPER EXP	4.60	4.18	3.29	4.78	139	5.03	4.43	3.74	5.27
FIXED EXPENSES	3.32	2.44	1.86	3.57	129	3.32	2.44	1.86	3.57
TOTAL OPER+FIXED	7.65	6.50	5.45	7.98	139	8.60	6.93	5.76	8.51
LEASING EXP	.72	.48	.09	1.79	82				
TOTAL PAYROLL	.93	.54	.37	.83	131				
TOTAL CONTRACT	1.36	1.30	.85	1.84	132				

AVG SQFT OFC TEN	12418	130	AVG OFFICE OCCUPANCY	92.7	140
AVG SQFT RET TEN	2853	90	AVG RETAIL OCCUPANCY	92.4	100
AVG SQFT OFC WORK	225	92	AVG RATE YR-END RENT	14.65	109
			RENTABLE GROSS SQFT	93	140

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.73	128	ADMIN TOTAL	.52	128
PAYROLL	.27	45	PAYROLL	.26	82
CONTRACT	.63	118	MGMT FEES	.44	83
SUP MAT MISC	.06	105	LEGAL FEES	.02	80
TRASH REMOVAL	.03	99	AUDIT FEES	.01	66
REPR MAINT TOTAL	.92	128	GEN OFC EXP	.04	84
PAYROLL	.35	104	OTHER ADM EXP	.03	69
ELEVATOR	.15	120	FIXED EXP TOTAL	2.40	120
HVAC	.15	121	REAL ESTATE TAX	2.26	118
ELECTRICAL	.05	105	BUILDING INS	.08	116
STRUCT ROOF	.04	52	PERS PROP TAX	.01	9
PLUMBING	.01	90	OTHER TAXES	.06	33
FIRE LIFE SFTY	.02	69	LEASING EXPENSES	.34	75
OTHER MAINT SUP	.17	125	ADV PROMOTION	.02	52
UTILITIES TOTAL	1.38	128	COMM FEES	.16	55
ELECTRIC	1.04	128	TENANT ALTS	.70	53
GAS	.23	97	BUY OUTS	.13	7
FUEL OIL	.02	18	TOTAL PAYROLL	.55	123
PURCH STEAM	.39	18	CLEANING	.27	45
PURCH CH WTR			REPAIR MAINT	.35	104
COAL			RDS GROUNDS	.06	24
WATER SEWER	.06	107	SECURITY	.09	41
RDS GNDS SEC TOT	.23	120	ADMINISTRATIVE	.26	82
RDS GNDS TOTAL	.03	85	TOTAL CONTRACTS	1.30	126
RDS GNDS PAYRL	.06	24	CLEANING	.63	118
RDS GNDS CONTR	.03	66	REPAIR MAINT	.29	112
RDS GNDS OTHER	.01	41	RDS GROUNDS	.03	66
SECURITY TOTAL	.22	109	SECURITY	.21	84
SEC PAYROLL	.09	41	ADMINISTRATIVE	.40	84
SEC CONTRACTS	.21	84			
SEC OTHER	.02	43			

All line items are computed as stand alone figures. Columns will not add to match totals.

Comparison of Identical Buildings (2 Years)

CANADIAN PRIVATE SECTOR
COMPARISON OF IDENTICAL BUILDINGS (2 YEARS)
1985

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	81 BLDS 19,730,372 SQ FT					17,787,943 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					71	15.55	12.48	10.05	16.19
RETAIL AREA	17.34	15.20	8.86	21.36	49				
OTHER AREA	9.05	5.14	3.49	11.88	33				
TOTAL RENT	15.37	12.24	10.42	15.65	76				
MISCELLANEOUS	.23	.06	.01	.14	52				
TOTAL INCOME	15.53	12.39	10.94	16.03	76				
EXPENSE									
CLEANING	.89	.78	.62	1.02	81	.98	.85	.68	1.16
REPAIR MAINT	.94	.87	.64	1.18	81	1.02	.90	.72	1.29
UTILITIES	1.37	1.34	1.12	1.60	81	1.46	1.41	1.20	1.74
RDS GNDS SEC	.28	.24	.12	.36	75	.28	.24	.12	.36
ADMINISTRATIVE	.56	.58	.37	.77	81	.56	.58	.37	.77
TOTAL OPER EXP	4.04	4.05	3.27	4.61	81	4.38	4.32	3.53	5.11
FIXED EXPENSES	2.86	2.22	1.86	3.30	79	2.86	2.22	1.86	3.30
TOTAL OPER+FIXED	6.86	6.35	5.24	7.81	81	7.27	6.44	5.48	8.01
LEASING EXP	.90	.28	.06	1.16	52				
TOTAL PAYROLL	.73	.47	.34	.66	73				
TOTAL CONTRACT	1.39	1.41	.98	1.72	72				

AVG SQFT OFC TEN	9336	77	AVG OFFICE OCCUPANCY	92.3	80
AVG SQFT RET TEN	2034	56	AVG RETAIL OCCUPANCY	87.9	58
AVG SQFT OFC WORK	187	37	AVG RATE YR END RENT	14.22	57
			RENTABLE GROSS SQFT	84	37

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.81	63	ADMIN TOTAL	.58	62
PAYROLL	.13	19	PAYROLL	.16	34
CONTRACT	.65	61	MGMT FEES	.43	49
SUP MAT MISC	.06	53	LEGAL FEES	.02	35
TRASH REMOVAL	.03	51	AUDIT FEES	.01	44
REPR MAINT TOTAL	.88	63	GEN OFC EXP	.04	49
PAYROLL	.39	52	OTHER ADM EXP	.02	39
ELEVATOR	.16	63	FIXED EXP TOTAL	2.11	63
HVAC	.15	62	REAL ESTATE TAX	2.03	61
ELECTRICAL	.04	58	BUILDING INS	.05	62
STRUCT ROOF	.04	33	PERS PROP TAX	.01	9
PLUMBING	.01	53	OTHER TAXES	.01	16
FIRE LIFE SFTY	.02	29	LEASING EXPENSES	.25	44
OTHER MAINT SUP	.14	60	ADV PROMOTION	.01	23
UTILITIES TOTAL	1.35	63	COMM FEES	.14	35
ELECTRIC	1.08	63	TENANT ALTS	.25	34
GAS	.21	48	BUY OUTS	.10	6
FUEL OIL	.09	8	TOTAL PAYROLL	.46	59
PURCH STEAM	.43	9	CLEANING	.13	18
PURCH CH WTR	.00	1	REPAIR MAINT	.38	49
COAL			RDS GROUNDS	.08	9
WATER SEWER	.06	49	SECURITY	.13	19
RDS GNDS SEC TOT	.24	58	ADMINISTRATIVE	.16	34
RDS GNDS TOTAL	.03	38	TOTAL CONTRACTS	1.44	58
RDS GNDS PAYRL	.09	8	CLEANING	.65	57
RDS GNDS CONTR	.02	28	REPAIR MAINT	.27	56
RDS GNDS OTHER	.02	18	RDS GROUNDS	.02	27
SECURITY TOTAL	.22	55	SECURITY	.16	41
SEC PAYROLL	.06	24	ADMINISTRATIVE	.41	52
SEC CONTRACTS	.20	42			
SEC OTHER	.03	22			

All line items are computed as stand alone figures. Columns will not add to match totals.

CANADIAN PRIVATE SECTOR
COMPARISON OF IDENTICAL BUILDINGS (2 YEARS)
1986

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	86 BLDS 21,556,602 SQ FT					19,610,096 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					84	16.23	13.42	10.40	16.09
RETAIL AREA	16.39	14.38	8.02	23.22	53				
OTHER AREA	11.69	4.39	3.37	8.22	29				
TOTAL RENT	16.07	13.03	10.31	16.22	84				
MISCELLANEOUS	.29	.09	.02	.22	48				
TOTAL INCOME	16.24	13.11	10.48	16.27	84				
EXPENSE									
CLEANING	.84	.78	.63	.98	86	.92	.83	.68	1.10
REPAIR MAINT	.98	.88	.66	1.20	86	1.06	.95	.70	1.33
UTILITIES	1.28	1.38	1.09	1.62	86	1.38	1.43	1.14	1.80
RDS GNDS SEC	.28	.24	.13	.34	79	.28	.24	.13	.34
ADMINISTRATIVE	.57	.55	.40	.87	85	.57	.55	.40	.87
TOTAL OPER EXP	3.92	4.14	3.19	4.73	86	4.27	4.38	3.64	5.22
FIXED EXPENSES	3.09	2.44	1.98	3.68	78	3.09	2.44	1.98	3.68
TOTAL OPER+FIXED	6.65	6.50	5.30	7.98	86	7.61	6.96	5.55	8.51
LEASING EXP	1.12	.72	.13	1.83	51				
TOTAL PAYROLL	.72	.52	.38	.75	83				
TOTAL CONTRACT	1.31	1.31	.93	1.90	83				

AVG SQFT OFC TEN	10980	80	AVG OFFICE OCCUPANCY	92.1	86
AVG SQFT RET TEN	2268	54	AVG RETAIL OCCUPANCY	90.7	63
AVG SQFT OFC WORK	227	50	AVG RATE YR END RENT	13.71	62
			RENTABLE GROSS SQFT	93	86

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.79	78	ADMIN TOTAL	.52	77
PAYROLL	.14	27	PAYROLL	.27	49
CONTRACT	.66	76	MGMT FEES	.44	52
SUP MAT MISC	.06	62	LEGAL FEES	.02	35
TRASH REMOVAL	.03	59	AUDIT FEES	.02	41
REPR MAINT TOTAL	.90	78	GEN OFC EXP	.05	54
PAYROLL	.36	64	OTHER ADM EXP	.03	38
ELEVATOR	.15	72	FIXED EXP TOTAL	2.32	70
HVAC	.17	73	REAL ESTATE TAX	2.20	70
ELECTRICAL	.05	62	BUILDING INS	.08	70
STRUCT ROOF	.04	27	PERS PROP TAX	.01	8
PLUMBING	.02	55	OTHER TAXES	.02	18
FIRE LIFE SFTY	.03	34	LEASING EXPENSES	.73	46
OTHER MAINT SUP	.14	75	ADV PROMOTION	.01	29
UTILITIES TOTAL	1.37	78	COMM FEES	.16	41
ELECTRIC	1.09	78	TENANT ALTS	.74	41
GAS	.21	59	BUY-OUTS	.23	4
FUEL OIL	.01	11	TOTAL PAYROLL	.54	76
PURCH STEAM	.37	10	CLEANING	.14	27
PURCH CH WTR			REPAIR MAINT	.36	64
COAL			RDS GROUNDS	.03	14
WATER SEWER	.06	64	SECURITY	.06	28
RDS GNDS SEC TOT	.24	72	ADMINISTRATIVE	.27	49
RDS GNDS TOTAL	.03	50	TOTAL CONTRACTS	1.32	78
RDS GNDS PAYRL	.03	14	CLEANING	.66	76
RDS GNDS CONTR	.03	41	REPAIR MAINT	.27	69
RDS GNDS OTHER	.01	22	RDS GROUNDS	.03	41
SECURITY TOTAL	.22	67	SECURITY	.20	51
SEC PAYROLL	.06	28	ADMINISTRATIVE	.42	55
SEC CONTRACTS	.20	51			
SEC OTHER	.02	27			

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Comparison of Identical Buildings (5 Years)

CANADIAN PRIVATE SECTOR COMPARISON OF IDENTICAL BUILDINGS (5 YEARS) 1982

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	27 BLDS	7,618,182 SQ FT				6,701,932 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					23	16 59	13 32	8 99	15 27
RETAIL AREA	14 71	13 92	7 89	17 65	18				
OTHER AREA	5 67	4 00	1 96	5 45	13				
TOTAL RENT	15 38	12 88	9 87	14 98	26				
MISCELLANEOUS	40	04	00	57	17				
TOTAL INCOME	15 67	13 08	9 87	15 20	26				
EXPENSE									
CLEANING	90	86	71	1 11	27	1 00	97	83	1 23
REPAIR-MAINT	85	80	56	92	27	91	86	57	97
UTILITIES	1 14	1 10	93	1 37	27	1 22	1 15	96	1 44
RDS GNDS SEC	33	30	16	41	24	33	30	16	41
ADMINISTRATIVE	43	43	22	67	26	43	43	22	67
TOTAL OPER EXP	3 62	3 54	2 88	4 08	27	3 97	3 88	3 07	4 88
FIXED EXPENSES	2 71	1 91	1 59	2 55	26	2 71	1 90	1 59	2 55
TOTAL OPER+FIXED	6 34	5 65	4 70	6 57	26	6 68	6 08	4 99	7 27
LEASING EXP	14	05	02	30	18				
TOTAL PAYROLL	74	58	43	71	27				
TOTAL CONTRACT	1 29	1 07	1 00	1 63	22				

AVG SQFT OFC TEN	10432	27	AVG OFFICE OCCUPANCY	97 3	27
AVG SQFT RET TEN	1958	21	AVG RETAIL OCCUPANCY	89 4	21
AVG SQFT OFC WORK	181	12	AVG RATE YR END RENT	15 55	18
			RENTABLE GROSS SQFT	80	15

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	86	27	ADMIN TOTAL	43	26
PAYROLL	09	6	PAYROLL	19	10
CONTRACT	79	19	MGMT FEES	40	15
SUP MAT MISC	05	16	LEGAL FEES	01	10
TRASH REMOVAL	04	15	AUDIT FEES	02	14
			GEN OFC EXP	02	13
REPR MAINT TOTAL	80	27	OTHER ADM EXP	03	12
PAYROLL	33	17			
ELEVATOR	13	23	FIXED EXP TOTAL	1 91	26
HVAC	15	23	REAL ESTATE TAX	1 83	23
ELECTRICAL	06	17	BUILDING INS	06	21
STRUCT ROOF	02	5	PERS PROP TAX		
PLUMBING	01	15	OTHER TAXES	02	5
FIRE LIFE SFTY	02	12			
OTHER MAINT SUP	12	19	LEASING EXPENSES	05	18
			ADV PROMOTION	00	9
UTILITIES TOTAL	1 10	27	COMM FEES	05	11
ELECTRIC	88	19	TENANT ALTS	13	7
GAS	22	17	BUY-OUTS		
FUEL OIL	41	1			
PURCH STEAM	45	4	TOTAL PAYROLL	58	22
PURCH CH WTR			CLEANING	08	4
COAL			REPAIR MAINT	33	17
WATER SEWER	04	16	RDS GROUNDS	16	5
			SECURITY	16	9
RDS GNDS SEC TOT	30	24	ADMINISTRATIVE	18	11
RDS GNDS TOTAL	03	18			
RDS GNDS PAYRL	14	2	TOTAL CONTRACTS	1 07	22
RDS GNDS CONTR	03	6	CLEANING	81	18
RDS GNDS OTHER	01	10	REPAIR MAINT	22	17
SECURITY TOTAL	28	19	RDS GROUNDS	02	11
SEC PAYROLL	12	7	SECURITY	26	14
SEC CONTRACTS	29	10	ADMINISTRATIVE	07	12
SEC OTHER	02	8			

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CANADIAN PRIVATE SECTOR COMPARISON OF IDENTICAL BUILDINGS (5 YEARS) 1983

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	27 BLDS	7,643,570 SQ FT				6,690,740 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					23	17 01	13 23	10 08	15 23
RETAIL AREA	17 79	13 95	9 59	24 14	21				
OTHER AREA	10 39	4 31	1 64	11 09	14				
TOTAL RENT	16 35	12 59	10 36	15 06	24				
MISCELLANEOUS	07	03	01	18	17				
TOTAL INCOME	16 40	13 04	10 36	15 45	25				
EXPENSE									
CLEANING	90	82	71	1 00	27	1 00	93	78	1 12
REPAIR-MAINT	93	81	46	1 06	27	1 00	84	47	1 14
UTILITIES	1 16	1 13	95	1 33	27	1 25	1 17	1 02	1 40
RDS GNDS SEC	32	34	24	43	22	32	34	24	42
ADMINISTRATIVE	52	49	32	73	26	52	49	32	73
TOTAL OPER EXP	3 80	3 57	2 97	3 99	27	4 17	3 96	3 06	4 48
FIXED EXPENSES	2 92	2 00	1 71	2 81	26	2 92	2 00	1 71	2 81
TOTAL OPER+FIXED	6 71	5 62	4 78	7 11	27	7 10	6 01	4 99	7 59
LEASING EXP	41	23	03	64	14				
TOTAL PAYROLL	77	62	44	79	26				
TOTAL CONTRACT	1 42	1 20	99	1 78	24				

AVG SQFT OFC TEN	10561	26	AVG OFFICE OCCUPANCY	96 3	27
AVG SQFT RET TEN	2012	22	AVG RETAIL OCCUPANCY	88 6	24
AVG SQFT OFC WORK	207	11	AVG RATE YR END RENT	13 62	18
			RENTABLE GROSS SQFT	81	18

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	95	19	ADMIN TOTAL	62	18
PAYROLL	10	8	PAYROLL	31	11
CONTRACT	72	19	MGMT FEES	30	15
SUP MAT MISC	05	15	LEGAL FEES	02	11
TRASH REMOVAL	04	15	AUDIT FEES	01	13
			GEN OFC EXP	05	13
REPR MAINT TOTAL	60	20	OTHER ADM EXP	03	12
PAYROLL	36	15			
ELEVATOR	13	20	FIXED EXP TOTAL	2 04	20
HVAC	13	19	REAL ESTATE TAX	1 98	20
ELECTRICAL	02	16	BUILDING INS	05	18
STRUCT ROOF	04	5	PERS PROP TAX	00	1
PLUMBING	01	14	OTHER TAXES	03	4
FIRE LIFE SFTY	03	13			
OTHER MAINT SUP	06	19	LEASING EXPENSES	31	13
			ADV PROMOTION	02	5
UTILITIES TOTAL	1 13	27	COMM FEES	26	9
ELECTRIC	93	19	TENANT ALTS	08	7
GAS	21	17	BUY-OUTS	40	1
FUEL OIL	32	2			
PURCH STEAM	33	3	TOTAL PAYROLL	49	19
PURCH CH WTR			CLEANING	12	7
COAL			REPAIR MAINT	20	15
WATER SEWER	04	16	RDS GROUNDS	19	2
			SECURITY	18	6
RDS GNDS SEC TOT	34	22	ADMINISTRATIVE	20	11
RDS GNDS TOTAL	04	13			
RDS GNDS PAYRL	19	2	TOTAL CONTRACTS	1 26	17
RDS GNDS CONTR	04	6	CLEANING	79	17
RDS GNDS OTHER	01	7	REPAIR MAINT	24	17
SECURITY TOTAL	33	14	RDS GROUNDS	04	9
SEC PAYROLL	12	7	SECURITY	25	12
SEC CONTRACTS	32	10	ADMINISTRATIVE	18	12
SEC OTHER	02	8			

All line items are computed as stand alone figures. Columns will not add to match totals.

Comparison of Identical Buildings (5 Years)

CANADIAN PRIVATE SECTOR
COMPARISON OF IDENTICAL BUILDINGS (5 YEARS)
1984

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	26 BLDS 7,598,203 SQ FT					6,653,079 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					22	17.03	13.43	9.60	14.98
RETAIL AREA	18.35	13.65	10.78	22.04	20				
OTHER AREA	10.15	4.13	2.26	10.81	12				
TOTAL RENT	16.24	12.80	11.02	14.96	26				
MISCELLANEOUS	16	08	01	32	18				
TOTAL INCOME	16.36	12.80	11.02	15.04	26				
EXPENSE									
CLEANING	89	76	65	1.03	26	1.01	93	72	1.12
REPAIR-MAINT	1.01	79	57	1.35	26	1.10	82	62	1.49
UTILITIES	1.36	1.27	1.16	1.50	26	1.48	1.36	1.18	1.75
RDS GNDS SEC	33	35	21	43	23	33	35	21	43
ADMINISTRATIVE	56	46	35	80	25	56	46	35	80
TOTAL OPER EXP	4.12	4.01	3.23	4.63	26	4.56	4.17	3.38	5.45
FIXED EXPENSES	3.13	2.13	1.76	3.11	26	3.13	2.13	1.76	3.11
TOTAL OPER+FIXED *	7.25	5.99	5.08	7.89	26	7.69	6.40	5.22	8.93
LEASING EXP	1.68	14	08	1.13	17				
TOTAL PAYROLL	63	65	46	82	26				
TOTAL CONTRACT	1.52	1.27	90	2.13	23				

AVG SQFT OFC TEN	11007	24	AVG OFFICE OCCUPANCY	93.9	24
AVG SQFT RET TEN	1978	21	AVG RETAIL OCCUPANCY	86.0	22
AVG SQFT OFC WORK	208	7	AVG RATE YR-END RENT	13.88	17
			RENTABLE GROSS SQFT	81	17

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	77	23	ADMIN TOTAL	47	21
PAYROLL	12	8	PAYROLL	26	16
CONTRACT	66	23	MGMT FEES	37	13
SUP MAT MISC	06	20	LEGAL FEES	02	18
TRASH REMOVAL	04	18	AUDIT FEES	01	14
REPR MAINT TOTAL	82	22	GEN OFC EXP	05	13
PAYROLL	31	19	OTHER ADM EXP	12	17
ELEVATOR	14	22	FIXED EXP TOTAL	2.12	23
HVAC	16	22	REAL ESTATE TAX	2.12	22
ELECTRICAL	03	19	BUILDING INS	05	21
STRUCT ROOF	08	9	PERS PROP TAX	88	2
PLUMBING	01	17	OTHER TAXES	04	8
FIRE LIFE SFTY	04	19	LEASING EXPENSES	12	15
OTHER MAINT SUP	08	20	ADV PROMOTION	00	10
UTILITIES TOTAL	1.26	23	COMM FEES	14	10
ELECTRIC	98	23	TENANT ALTS	75	8
GAS	21	20	BUY OUTS	06	2
FUEL OIL	29	1	TOTAL PAYROLL	65	22
PURCH STEAM	29	5	CLEANING	12	8
PURCH CH WTR	00	1	REPAIR MAINT	31	19
COAL	01	4	RDS GROUNDS	17	2
WATER SEWER	05	21	SECURITY	23	10
RDS GNDS SEC TOT	35	21	ADMINISTRATIVE	28	15
RDS GNDS TOTAL	04	11	TOTAL CONTRACTS	1.37	19
RDS GNDS PAYRL	17	2	CLEANING	65	19
RDS GNDS CONTR	04	8	REPAIR MAINT	29	19
RDS GNDS OTHER	02	5	RDS GROUNDS	03	7
SECURITY TOTAL	32	19	SECURITY	19	13
SEC PAYROLL	25	10	ADMINISTRATIVE	35	16
SEC CONTRACTS	15	15			
SEC OTHER	03	16			

*All line items are computed as stand alone figures. Columns will not add to match totals.

CANADIAN PRIVATE SECTOR
COMPARISON OF IDENTICAL BUILDINGS (5 YEARS)
1985

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	26 BLDS 7,660,261 SQ FT					6,899,738 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					26	16.81	12.52	10.06	16.10
RETAIL AREA	19.96	17.20	9.12	22.42	19				
OTHER AREA	14.49	5.50	3.37	26.45	13				
TOTAL RENT	16.68	12.06	10.64	15.09	26				
MISCELLANEOUS	06	01	00	10	17				
TOTAL INCOME	16.71	12.07	11.04	15.09	26				
EXPENSE									
CLEANING	86	76	64	1.01	26	98	91	69	1.27
REPAIR-MAINT	99	86	68	1.15	26	1.08	89	75	1.30
UTILITIES	1.40	1.33	1.19	1.62	26	1.52	43	1.23	1.79
RDS GNDS SEC	34	38	24	44	22	34	38	24	44
ADMINISTRATIVE	58	50	32	75	26	58	50	32	75
TOTAL OPER EXP	4.14	3.91	3.21	4.47	26	4.59	4.25	3.62	5.22
FIXED EXPENSES	3.34	2.33	1.87	3.68	26	3.34	2.33	1.87	3.68
TOTAL OPER+FIXED	7.48	6.21	5.20	7.95	26	7.93	6.67	5.52	9.05
LEASING EXP	89	13	04	61	16				
TOTAL PAYROLL	78	51	42	80	26				
TOTAL CONTRACT	1.39	1.26	86	1.67	26				

AVG SQFT OFC TEN	10973	24	AVG OFFICE OCCUPANCY	93.2	26
AVG SQFT RET TEN	2145	20	AVG RETAIL OCCUPANCY	89.4	22
AVG SQFT OFC WORK	208	7	AVG RATE YR-END RENT	12.93	16
			RENTABLE GROSS SQFT	88	13

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	81	24	ADMIN TOTAL	46	23
PAYROLL	12	8	PAYROLL	23	15
CONTRACT	66	23	MGMT FEES	39	14
SUP MAT MISC	08	19	LEGAL FEES	02	17
TRASH REMOVAL	03	20	AUDIT FEES	01	17
REPR MAINT TOTAL	87	24	GEN OFC EXP	05	19
PAYROLL	39	20	OTHER ADM EXP	06	13
ELEVATOR	17	24	FIXED EXP TOTAL	2.13	24
HVAC	16	23	REAL ESTATE TAX	2.02	24
ELECTRICAL	03	20	BUILDING INS	05	24
STRUCT ROOF	09	15	PERS PROP TAX	00	4
PLUMBING	01	19	OTHER TAXES	02	6
FIRE LIFE SFTY	02	14	LEASING EXPENSES	14	15
OTHER MAINT SUP	13	22	ADV PROMOTION	01	9
UTILITIES TOTAL	1.33	24	COMM FEES	13	10
ELECTRIC	95	24	TENANT ALTS	35	9
GAS	21	19	BUY OUTS	07	5
FUEL OIL	21	2	TOTAL PAYROLL	47	24
PURCH STEAM	32	7	CLEANING	13	8
PURCH CH WTR			REPAIR MAINT	39	20
COAL			RDS GROUNDS	05	2
WATER SEWER	06	20	SECURITY	24	11
RDS GNDS SEC TOT	33	20	ADMINISTRATIVE	23	15
RDS GNDS TOTAL	03	16	TOTAL CONTRACTS	1.29	24
RDS GNDS PAYRL	05	2	CLEANING	65	24
RDS GNDS CONTR	02	10	REPAIR MAINT	30	22
RDS GNDS OTHER	01	9	RDS GROUNDS	02	11
SECURITY TOTAL	34	19	SECURITY	13	14
SEC PAYROLL	23	12	ADMINISTRATIVE	32	21
SEC CONTRACTS	13	14			
SEC OTHER	04	13			

All line items are computed as stand alone figures. Columns will not add to match totals.

Comparison of Identical Buildings (5 Years)

CANADIAN PRIVATE SECTOR
COMPARISON OF IDENTICAL BUILDINGS (5 YEARS)
1986

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	26 BLDS 7,661,118 SQ.FT.					6,702,307 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA					26	17.48	13.85	10.31	18.61
RETAIL AREA	18.80	14.38	9.47	27.59	20				
OTHER AREA	10.79	4.26	3.32	19.13	14				
TOTAL RENT	17.27	13.38	10.06	17.26	26				
MISCELLANEOUS	.17	.21	.01	.30	17				
TOTAL INCOME	17.39	13.40	10.06	17.46	26				
EXPENSE									
CLEANING	.84	.72	.65	1.12	26	.95	.84	.70	1.22
REPAIR-MAINT	1.03	.89	.67	1.26	26	1.16	1.03	.69	1.41
UTILITIES	1.45	1.45	1.21	1.60	26	1.62	1.60	1.28	1.92
RDS GNDS SEC	.38	.37	.25	.45	22	.38	.37	.25	.45
ADMINISTRATIVE	.62	.49	.32	.87	25	.62	.49	.32	.87
TOTAL OPER EXP	4.28	4.17	3.13	4.62	26	4.83	4.76	3.70	5.90
FIXED EXPENSES	3.59	2.55	1.98	3.94	26	3.59	2.55	1.98	3.94
TOTAL OPER+FIXED	7.87	6.37	5.57	8.43	26	8.42	7.34	5.67	9.56
LEASING EXP	.89	.16	.07	1.78	13				
TOTAL PAYROLL	.84	.69	.47	.95	25				
TOTAL CONTRACT	1.33	1.00	.84	1.50	26				

AVG SQFT OFC TEN	11028	22	AVG OFFICE OCCUPANCY	90.6	26
AVG SQFT RET TEN	2467	19	AVG RETAIL OCCUPANCY	90.3	24
AVG SQFT OFC WORK	184	9	AVG RATE YR-END RENT	10.29	14
			RENTABLE GROSS SQFT	.95	26

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.77	24	ADMIN TOTAL	.53	23
PAYROLL	.13	7	PAYROLL	.28	17
CONTRACT	.68	24	MGMT FEES	.39	14
SUP MAT MISC	.07	15	LEGAL FEES	.02	17
TRASH REMOVAL	.04	19	AUDIT FEES	.01	17
			GEN OFC EXP	.04	13
REPR MAINT TOTAL	.91	24	OTHER ADM EXP	.13	14
PAYROLL	.34	21			
ELEVATOR	.16	23	FIXED EXP TOTAL	2.55	24
HVAC	.18	21	REAL ESTATE TAX	2.37	24
ELECTRICAL	.06	14	BUILDING INS	.08	24
STRUCT ROOF	.10	8	PERS PROP TAX	.00	3
PLUMBING	.02	13	OTHER TAXES	.04	7
FIRE LIFE SFTY	.04	12			
OTHER MAINT SUP	.20	22	LEASING EXPENSES	.16	13
			ADV PROMOTION	.02	6
UTILITIES TOTAL	1.45	24	COMM FEES	.11	11
ELECTRIC	1.14	24	TENANT ALTS	.78	10
GAS	.21	17	BUY-OUTS	.12	3
FUEL OIL	.01	3			
PURCH STEAM	.33	7	TOTAL PAYROLL	.75	23
PURCH CH WTR			CLEANING	.13	7
COAL			REPAIR MAINT	.34	21
WATER SEWER	.05	19	RDS GROUNDS	.08	3
			SECURITY	.22	12
RDS GNDS SEC TOT	.37	20	ADMINISTRATIVE	.28	17
RDS GNDS TOTAL	.03	12			
RDS GNDS PAYRL	.08	3	TOTAL CONTRACTS	1.11	24
RDS GNDS CONTR	.03	9	CLEANING	.68	24
RDS GNDS OTHER	.01	6	REPAIR MAINT	.24	24
SECURITY TOTAL	.34	20	RDS GROUNDS	.03	9
SEC PAYROLL	.22	12	SECURITY	.22	12
SEC CONTRACTS	.22	12	ADMINISTRATIVE	.35	17
SEC OTHER	.02	12			

*All line items are computed as stand alone figures. Columns will not add to match totals.

CANADIAN PRIVATE SECTOR
AGENCY MANAGED
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	48 BLDS 13,818,793 SQ.FT					11,970,432 SQ.FT			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					48	17.70	13.85	11.57	16.58
RETAIL AREA	12.62	15.05	11.14	22.66	30				
OTHER AREA	45.20	4.39	3.45	8.46	21				
TOTAL RENT	17.66	14.34	11.57	17.22	48				
MISCELLANEOUS	.19	.04	.02	.30	27				
TOTAL INCOME	17.79	14.69	11.73	17.26	48				
EXPENSE									
CLEANING	.83	.70	.59	.87	48	.94	.79	.67	.97
REPAIR-MAINT	1.06	.96	.75	1.31	48	1.22	1.06	.80	1.45
UTILITIES	1.34	1.34	1.12	1.58	48	1.52	1.39	1.22	1.80
RDS GNDS SEC	.42	.28	.13	.39	43	.42	.28	.13	.39
ADMINISTRATIVE	.64	.61	.40	.91	48	.64	.61	.40	.91
TOTAL OPER EXP	4.27	4.08	3.47	4.96	48	4.87	4.43	3.70	5.26
FIXED EXPENSES	2.94	2.25	1.86	3.18	47	2.94	2.25	1.86	3.18
TOTAL OPER+FIXED	7.14	6.46	5.72	7.80	48	7.69	6.96	5.80	8.12
LEASING EXP	.98	.79	.16	2.52	30				
TOTAL PAYROLL	.84	.54	.37	.75	44				
TOTAL CONTRACT	1.22	1.34	.94	1.90	42				

AVG SQFT OFC TEN	11089	42	AVG OFFICE OCCUPANCY	91.0	48
AVG SQFT RET TEN	3630	30	AVG RETAIL OCCUPANCY	94.0	36
AVG SQFT OFC WORK	178	27	AVG RATE YR-END RENT	13.26	36
			RENTABLE GROSS SQFT	.94	48

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.71	42	ADMIN TOTAL	.64	42
PAYROLL	.14	14	PAYROLL	.25	23
CONTRACT	.66	39	MGMT FEES	.47	33
SUP MAT MISC	.05	33	LEGAL FEES	.01	23
TRASH REMOVAL	.03	36	AUDIT FEES	.01	27
			GEN OFC EXP	.05	23
REPR MAINT TOTAL	.99	42	OTHER ADM EXP	.04	22
PAYROLL	.35	34			
ELEVATOR	.18	37	FIXED EXP TOTAL	2.19	42
HVAC	.19	36	REAL ESTATE TAX	2.12	42
ELECTRICAL	.05	27	BUILDING INS	.08	42
STRUCT ROOF	.04	9	PERS PROP TAX	.01	3
PLUMBING	.01	20	OTHER TAXES	.02	9
FIRE LIFE SFTY	.02	19			
OTHER MAINT SUP	.20	41	LEASING EXPENSES	1.21	27
			ADV PROMOTION	.02	19
UTILITIES TOTAL	1.32	42	COMM FEES	.25	20
ELECTRIC	1.04	42	TENANT ALTS	.94	21
GAS	.23	33	BUY OUTS	.92	1
FUEL OIL	.00	5			
PURCH STEAM	.36	7	TOTAL PAYROLL	.55	40
PURCH CH WTR			CLEANING	.14	14
COAL			REPAIR MAINT	.35	34
WATER SEWER	.06	36	RDS GROUNDS	.08	7
			SECURITY	.16	23
RDS GNDS SEC TOT	.23	38	ADMINISTRATIVE	.25	23
RDS GNDS TOTAL	.03	19			
RDS GNDS PAYRL	.08	7	TOTAL CONTRACTS	1.42	40
RDS GNDS CONTR	.02	14	CLEANING	.66	39
RDS GNDS OTHER	.00	8	REPAIR MAINT	.25	35
SECURITY TOTAL	.21	38	RDS GROUNDS	.02	14
SEC PAYROLL	.16	23	SECURITY	.20	23
SEC CONTRACTS	.20	23	ADMINISTRATIVE	.46	32
SEC OTHER	.03	24			

All line items are computed as stand alone figures. Columns will not add to match totals.

CANADIAN PRIVATE SECTOR
AGENCY MANAGED
DOWNTOWN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 71,459 SQ.FT.					58,071 SQ.FT			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	8.49	5.59		
RETAIL AREA	4.01	3.58			2				
OTHER AREA									
TOTAL RENT	7.52	4.74			3				
MISCELLANEOUS	1.34	1.34			1				
TOTAL INCOME	7.82	6.08			3				
EXPENSE									
CLEANING	.33	.04			3	.42	.06		
REPAIR-MAINT	1.09	.18			3	1.39	.37		
UTILITIES	1.29	1.23			3	1.64	1.72		
RDS GNDS SEC	.04	.04			1	.04	.04		
ADMINISTRATIVE	.54	.29			3	.54	.29		
TOTAL OPER EXP	3.26	1.52			3	4.16	2.12		
FIXED EXPENSES	1.67	1.77			3	1.87	1.77		
TOTAL OPER+FIXED	5.13	3.30			3	6.03	3.89		
LEASING EXP	.12	.12			1				
TOTAL PAYROLL	1.02	1.02			1				
TOTAL CONTRACT	1.42	1.42			1				

AVG SQFT OFC TEN	2981	3	AVG OFFICE OCCUPANCY	68.8	3
AVG SQFT RET TEN	2193	2	AVG RETAIL OCCUPANCY	57.0	2
AVG SQFT OFC WORK	365	2	AVG RATE YR-END RENT	7.00	3
			RENTABLE GROSS SQFT	1.00	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.04	3	ADMIN TOTAL	.29	3
PAYROLL	.41	1	PAYROLL		
CONTRACT	.24	1	MGMT FEES	.29	3
SUP MAT MISC	.02	2	LEGAL FEES		
TRASH REMOVAL	.04	1	AUDIT FEES	.03	1
			GEN OFC EXP		
REPR MAINT TOTAL	.18	3	OTHER ADM EXP		
PAYROLL	.61	1			
ELEVATOR	.19	1	FIXED EXP TOTAL	1.77	3
HVAC	.37	2	REAL ESTATE TAX	1.47	3
ELECTRICAL	.01	2	BUILDING INS	.14	3
STRUCT ROOF	.06	2	PERS PROP TAX		
PLUMBING	.02	3	OTHER TAXES		
FIRE LIFE SFTY	.02	1			
OTHER MAINT SUP	.09	3	LEASING EXPENSES	.12	1
			ADV PROMOTION		
UTILITIES TOTAL	1.23	3	COMM FEES		
ELECTRIC	.67	3	TENANT ALTS	.12	1
GAS	.35	3	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	1.02	1
PURCH CH WTR			CLEANING	.41	1
COAL			REPAIR MAINT	.61	1
WATER SEWER	.06	3	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.04	1	ADMINISTRATIVE		
RDS GNDS TOTAL	.03	1			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.42	1
RDS GNDS CONTR	.03	1	CLEANING	.24	1
RDS GNDS OTHER	.00	1	REPAIR MAINT	.28	1
SECURITY TOTAL	.00	1	RDS GROUNDS	.03	1
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE	.86	1
SEC OTHER	.00	1			

All line items are computed as stand alone figures. Columns will not add to match totals.

CANADIAN PRIVATE SECTOR
AGENCY MANAGED
DOWNTOWN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS 428,708 SQ.FT.					408,910 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	13.10	13.52	9.51	17.45
RETAIL AREA	12.78	12.78			1				
OTHER AREA									
TOTAL RENT	12.78	13.52	9.59	16.40	6				
MISCELLANEOUS	2.83	1.99			3				
TOTAL INCOME	14.27	15.39	11.46	16.41	6				
EXPENSE									
CLEANING	1.00	.94	.78	1.34	6	1.03	.94	.79	1.41
REPAIR-MAINT	1.04	.95	.84	1.39	6	1.08	.96	.84	1.47
UTILITIES	1.60	1.57	1.37	1.80	6	1.66	1.60	1.37	1.92
RDS GNDS SEC	.14	.13	.03	.27	6	.14	.13	.03	.27
ADMINISTRATIVE	1.03	1.00	.72	1.42	6	1.03	1.00	.72	1.42
TOTAL OPER EXP	4.82	4.81	4.44	5.31	6	5.01	5.18	4.52	5.32
FIXED EXPENSES	3.01	3.18	2.01	3.94	6	3.01	3.18	2.01	3.94
TOTAL OPER+FIXED	7.83	7.69	6.82	9.18	6	8.01	8.07	6.90	9.18
LEASING EXP	1.66	1.66	.17	3.07	6				
TOTAL PAYROLL	.50	.49	.36	.69	6				
TOTAL CONTRACT	2.08	2.13	1.55	2.80	6				

AVG SQFT OFC TEN	1887	6	AVG OFFICE OCCUPANCY	83.5	6
AVG SQFT RET TEN	1948	2	AVG RETAIL OCCUPANCY	91.0	2
AVG SQFT OFC WORK	140	6	AVG RATE YR-END RENT	11.50	6
			RENTABLE GROSS SQFT	.93	6

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.94	6
PAYROLL	.05	3
CONTRACT	.78	6
SUP MAT MISC	.09	6
TRASH REMOVAL	.04	5
REPR MAINT TOTAL	.95	6
PAYROLL	.19	3
ELEVATOR	.16	5
HVAC	.28	5
ELECTRICAL	.06	6
STRUCT ROOF	.00	3
PLUMBING	.03	5
FIRE LIFE SFTY	.06	3
OTHER MAINT SUP	.27	6
UTILITIES TOTAL	1.57	6
ELECTRIC	1.15	6
GAS	.29	3
FUEL OIL		
PURCH STEAM	.39	1
PURCH CH WTR		
COAL		
WATER SEWER	.04	5
RDS GNDS SEC TOT	.13	6
RDS GNDS TOTAL	.04	3
RDS GNDS PAYRL	.08	1
RDS GNDS CONTR	.01	3
RDS GNDS OTHER	.00	2
SECURITY TOTAL	.13	6
SEC PAYROLL	.05	4
SEC CONTRACTS	.09	4
SEC OTHER	.03	2

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	1.00	6
PAYROLL	.55	3
MGMT FEES	.78	6
LEGAL FEES	.04	4
AUDIT FEES	.04	5
GEN OFC EXP	.05	3
OTHER ADM EXP	.03	4
FIXED EXP TOTAL	3.18	6
REAL ESTATE TAX	3.12	6
BUILDING INS	.08	6
PERS PROP TAX	.00	2
OTHER TAXES		
LEASING EXPENSES	1.66	6
ADV PROMOTION	.05	4
COMM FEES	.25	5
TENANT ALTS	2.21	5
BUY OUTS		
TOTAL PAYROLL	.49	6
CLEANING	.05	3
REPAIR MAINT	.19	3
RDS GROUNDS	.08	1
SECURITY	.05	4
ADMINISTRATIVE	.55	3
TOTAL CONTRACTS	2.13	6
CLEANING	.78	6
REPAIR MAINT	.76	4
RDS GROUNDS	.01	3
SECURITY	.09	4
ADMINISTRATIVE	.85	6

All line items are computed as stand alone figures. Columns will not add to match totals.

CANADIAN PRIVATE SECTOR
AGENCY MANAGED
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS 3,346,826 SQ.FT.					3,164,393 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					19	13.59	12.69	11.57	14.96
RETAIL AREA	15.51	17.25	11.58	25.99	8				
OTHER AREA	25.57	5.25	4.16	7.14	8				
TOTAL RENT	13.84	13.22	11.57	15.66	19				
MISCELLANEOUS	.23	.03	.02	.23	9				
TOTAL INCOME	13.97	13.24	11.57	15.69	19				
EXPENSE									
CLEANING	.67	.68	.59	.73	19	.70	.71	.66	.83
REPAIR-MAINT	.98	.99	.80	1.31	19	1.04	1.03	.80	1.41
UTILITIES	1.31	1.31	1.12	1.56	19	1.37	1.31	1.12	1.69
RDS GNDS SEC	.27	.23	.16	.34	16	.27	.23	.16	.34
ADMINISTRATIVE	.65	.55	.45	.87	19	.65	.55	.45	.87
TOTAL OPER EXP	3.84	3.77	3.55	4.44	19	4.04	3.92	3.66	5.18
FIXED EXPENSES	2.46	2.18	1.97	2.83	19	2.46	2.18	1.97	2.83
TOTAL OPER+FIXED	6.29	6.19	5.72	7.27	19	6.50	6.34	5.60	7.57
LEASING EXP	1.94	1.54	.47	3.17	13				
TOTAL PAYROLL	.48	.45	.31	.57	10				
TOTAL CONTRACT	1.48	1.57	1.03	1.98	16				

AVG SQFT OFC TEN	5804	18	AVG OFFICE OCCUPANCY	87.3	19
AVG SQFT RET TEN	2383	10	AVG RETAIL OCCUPANCY	65.9	12
AVG SQFT OFC WORK	171	12	AVG RATE YR-END RENT	13.27	15
			RENTABLE GROSS SQFT	.95	19

COMPONENT COSTS: TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.70	15
PAYROLL	.08	2
CONTRACT	.62	15
SUP MAT MISC	.05	12
TRASH REMOVAL	.03	13
REPR MAINT TOTAL	1.03	15
PAYROLL	.36	12
ELEVATOR	.15	13
HVAC	.19	13
ELECTRICAL	.06	12
STRUCT ROOF	.08	3
PLUMBING	.01	7
FIRE LIFE SFTY	.02	6
OTHER MAINT SUP	.21	15
UTILITIES TOTAL	1.26	15
ELECTRIC	.95	15
GAS	.23	13
FUEL OIL	.00	1
PURCH STEAM	.42	2
PURCH CH WTR		
COAL		
WATER SEWER	.05	14
RDS GNDS SEC TOT	.22	13
RDS GNDS TOTAL	.03	6
RDS GNDS PAYRL	.08	2
RDS GNDS CONTR	.01	6
RDS GNDS OTHER	.03	2
SECURITY TOTAL	.20	13
SEC PAYROLL	.09	4
SEC CONTRACTS	.21	10
SEC OTHER	.03	5

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.55	15
PAYROLL	.35	6
MGMT FEES	.40	13
LEGAL FEES	.01	5
AUDIT FEES	.02	6
GEN OFC EXP	.03	8
OTHER ADM EXP	.04	5
FIXED EXP TOTAL	2.06	15
REAL ESTATE TAX	1.99	15
BUILDING INS	.08	15
PERS PROP TAX	1.32	1
OTHER TAXES	.02	2
LEASING EXPENSES	1.65	11
ADV PROMOTION	.00	7
COMM FEES	.49	10
TENANT ALTS	1.09	11
BUY OUTS	.92	1
TOTAL PAYROLL	.45	15
CLEANING	.08	2
REPAIR MAINT	.36	12
RDS GROUNDS	.08	2
SECURITY	.09	4
ADMINISTRATIVE	.35	8
TOTAL CONTRACTS	1.58	15
CLEANING	.62	15
REPAIR MAINT	.24	13
RDS GROUNDS	.01	6
SECURITY	.21	10
ADMINISTRATIVE	.46	12

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Agency Managed

CANADIAN PRIVATE SECTOR
AGENCY MANAGED
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS 3,625,711 SQ.FT.					2,770,605 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA			-		8	17.63	15.98	14.48	19.70
RETAIL AREA	6.99	11.69	3.78	20.00	7				
OTHER AREA	3.84	3.96	3.41	6.57	4				
TOTAL RENT	15.06	15.51	13.39	20.07	8				
MISCELLANEOUS	.18	.09	.02	.41	6				
TOTAL INCOME	15.21	15.78	13.48	20.23	8				
EXPENSE									
CLEANING	.56	.69	.35	.70	8	.73	.81	.64	.93
REPAIR-MAINT	.71	.82	.54	.94	8	.93	1.01	.79	1.11
UTILITIES	1.08	1.28	1.05	1.39	8	1.40	1.32	1.29	1.57
RDS GNDS SEC	.73	.37	.24	.44	8	.73	.37	.24	.44
ADMINISTRATIVE	.63	.65	.31	1.02	8	.63	.65	.31	1.02
TOTAL OPER EXP	3.71	3.50	3.27	4.22	8	4.84	3.97	3.63	5.19
FIXED EXPENSES	2.04	2.55	.82	3.10	7	2.04	2.55	.82	3.10
TOTAL OPER+FIXED	5.54	6.23	4.79	7.16	8	6.24	6.60	4.99	8.13
LEASING EXP	.84	.41	.05	1.75	4				
TOTAL PAYROLL	.62	.75	.29	.84	7				
TOTAL CONTRACT	.79	.93	.37	1.11	7				

AVG SQFT OFC TEN	15108	5	AVG OFFICE OCCUPANCY	90.3	8
AVG SQFT RET TEN	20330	6	AVG RETAIL OCCUPANCY	98.3	8
AVG SQFT OFC WORK	379	2	AVG RATE YR-END RENT	15.75	4
			RENTABLE GROSS SQFT	.96	8

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.64	6	ADMIN TOTAL	.65	6
PAYROLL	.25	2	PAYROLL	.18	4
CONTRACT	.38	6	MGMT FEES	.47	3
SUP MAT MISC	.03	3	LEGAL FEES	.01	5
TRASH REMOVAL	.03	5	AUDIT FEES	.01	6
			GEN OFC EXP	.08	2
REPR MAINT TOTAL	.82	6	OTHER ADM EXP	.18	5
PAYROLL	.25	6			
ELEVATOR	.19	6	FIXED EXP TOTAL	2.21	6
HVAC	.10	6	REAL ESTATE TAX	2.13	6
ELECTRICAL	.01	1	BUILDING INS	.08	6
STRUCT ROOF			PERS PROP TAX		
PLUMBING	.01	2	OTHER TAXES	.00	4
FIRE LIFE SFTY	.00	3			
OTHER MAINT SUP	.24	5	LEASING EXPENSES	.07	3
			ADV PROMOTION	1.38	2
UTILITIES TOTAL	1.17	6	COMM FEES	.02	2
ELECTRIC	.99	6	TENANT ALTS	.03	2
GAS	.18	4	BUY-OUTS		
FUEL OIL	.00	1			
PURCH STEAM			TOTAL PAYROLL	.75	6
PURCH CH WTR			CLEANING	.25	2
COAL			REPAIR MAINT	.25	6
WATER SEWER	.05	4	RDS GROUNDS	.01	1
			SECURITY	.24	4
RDS GNDS SEC TOT	.37	6	ADMINISTRATIVE	.18	4
RDS GNDS TOTAL	.02	3			
RDS GNDS PAYRL	.01	1	TOTAL CONTRACTS	.98	6
RDS GNDS CONTR	.05	2	CLEANING	.38	6
RDS GNDS OTHER	.00	2	REPAIR MAINT	.25	5
SECURITY TOTAL	.32	6	RDS GROUNDS	.05	2
SEC PAYROLL	.24	4	SECURITY	.12	2
SEC CONTRACTS	.12	2	ADMINISTRATIVE	.04	6
SEC OTHER	.08	4			

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CANADIAN PRIVATE SECTOR
AGENCY MANAGED
DOWNTOWN MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 2,388,464 SQ.FT.					2,198,881 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	21.17	18.89		
RETAIL AREA	16.13	16.94			3				
OTHER AREA	3.18	3.18			2				
TOTAL RENT	20.47	17.22			3				
MISCELLANEOUS	.04	.04			1				
TOTAL INCOME	20.48	17.26			3				
EXPENSE									
CLEANING	1.30	.75			3	1.41	.81		
REPAIR-MAINT	1.33	1.45			3	1.44	1.47		
UTILITIES	1.10	.99			3	1.19	1.02		
RDS GNDS SEC	.18	.21			3	.18	.21		
ADMINISTRATIVE	.46	.22			3	.46	.22		
TOTAL OPER EXP	4.37	5.17			3	4.74	6.28		
FIXED EXPENSES	3.09	2.17			3	3.09	2.17		
TOTAL OPER+FIXED	7.45	7.17			3	7.83	8.28		
LEASING EXP	.02	.02			1				
TOTAL PAYROLL	1.40	.68			3				
TOTAL CONTRACT	.92	.94			3				

AVG SQFT OFC TEN	227539	3	AVG OFFICE OCCUPANCY	93.1	3
AVG SQFT RET TEN	2872	3	AVG RETAIL OCCUPANCY	90.9	3
AVG SQFT OFC WORK	262	1	AVG RATE YR-END RENT	19.50	3
			RENTABLE GROSS SQFT	.88	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.75	3	ADMIN TOTAL	.22	3
PAYROLL	2.72	1	PAYROLL	.12	3
CONTRACT	.67	2	MGMT FEES	.88	1
SUP MAT MISC	.01	3	LEGAL FEES	.02	3
TRASH REMOVAL	.02	3	AUDIT FEES	.01	3
			GEN OFC EXP	.08	3
REPR MAINT TOTAL	1.45	3	OTHER ADM EXP	.01	1
PAYROLL	.27	3			
ELEVATOR	.20	3	FIXED EXP TOTAL	2.17	3
HVAC	.11	3	REAL ESTATE TAX	2.08	3
ELECTRICAL	.12	1	BUILDING INS	.08	3
STRUCT ROOF	.05	1	PERS PROP TAX		
PLUMBING	.01	1	OTHER TAXES	.15	1
FIRE LIFE SFTY	.02	1			
OTHER MAINT SUP	.10	3	LEASING EXPENSES	.02	1
			ADV PROMOTION	.01	1
UTILITIES TOTAL	.99	3	COMM FEES	.01	1
ELECTRIC	.79	3	TENANT ALTS		
GAS	.13	3	BUY-OUTS		
FUEL OIL	.00	1			
PURCH STEAM			TOTAL PAYROLL	.68	3
PURCH CH WTR			CLEANING	2.72	1
COAL			REPAIR MAINT	.27	3
WATER SEWER	.07	3	RDS GROUNDS		
			SECURITY	.22	2
RDS GNDS SEC TOT	.21	3	ADMINISTRATIVE	.12	3
RDS GNDS TOTAL	.03	1			
RDS GNDS PAYRL			TOTAL CONTRACTS	.94	3
RDS GNDS CONTR			CLEANING	.67	2
RDS GNDS OTHER	.03	1	REPAIR MAINT	.14	3
SECURITY TOTAL	.21	3	RDS GROUNDS		
SEC PAYROLL	.22	2	SECURITY		
SEC CONTRACTS			ADMINISTRATIVE	.91	1
SEC OTHER	.02	3			

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Agency Managed

CANADIAN PRIVATE SECTOR
AGENCY MANAGED
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS 1,301,152 SQ.FT.					1,171,732 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					9	16.13	13.61	9.18	19.62
RETAIL AREA	16.27	11.94			5				
OTHER AREA	1.83	1.83			1				
TOTAL RENT	16.08	12.46	9.24	19.66	9				
MISCELLANEOUS	.10	.09	.04	.11	6				
TOTAL INCOME	16.12	12.56	9.24	19.71	9				
EXPENSE									
CLEANING	1.22	.84	.79	1.25	10	1.36	.91	.79	1.44
REPAIR-MAINT	1.60	1.03	.83	2.83	10	1.78	1.03	.93	2.83
UTILITIES	1.69	1.60	1.30	1.82	10	1.88	1.60	1.39	2.02
RDS GNDS SEC	.46	.36	.17	.52	10	.46	.36	.17	.52
ADMINISTRATIVE	.88	.77	.49	1.71	10	.88	.77	.49	1.71
TOTAL OPER EXP	5.86	4.77	4.08	6.31	10	6.50	5.29	4.29	6.46
FIXED EXPENSES	2.81	1.83	1.35	3.69	10	2.81	1.83	1.35	3.69
TOTAL OPER+FIXED	8.66	7.21	5.91	8.46	10	9.31	7.67	5.91	8.98
LEASING EXP	.40	.06			5				
TOTAL PAYROLL	1.88	.85	.61	3.42	10				
TOTAL CONTRACT	1.34	1.48	1.05	1.59	10				

AVG SQFT OFC TEN	9695	9	AVG OFFICE OCCUPANCY	93.6	10
AVG SQFT RET TEN	1757	5	AVG RETAIL OCCUPANCY	88.6	5
AVG SQFT OFC WORK	149	7	AVG RATE YR-END RENT	14.42	9
			RENTABLE GROSS SQFT	91	10

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.84	10	ADMIN TOTAL	.77	10
PAYROLL	1.05	5	PAYROLL	.52	3
CONTRACT	.55	8	MGMT FEES	.56	9
SUP MAT MISC	.08	10	LEGAL FEES	.01	4
TRASH REMOVAL	.04	9	AUDIT FEES	.02	4
			GEN OFC EXP	.03	9
REPR MAINT TOTAL	1.03	10	OTHER ADM EXP	.03	3
PAYROLL	.45	10			
ELEVATOR	.12	10	FIXED EXP TOTAL	1.83	10
HVAC	.14	10	REAL ESTATE TAX	1.68	10
ELECTRICAL	.05	10	BUILDING INS	.10	10
STRUCT ROOF	.07	4	PERS PROP TAX	.33	2
PLUMBING	.01	9	OTHER TAXES	.05	5
FIRE LIFE SFTY	.04	7			
OTHER MAINT SUP	.14	10	LEASING EXPENSES		
			ADV PROMOTION	.06	5
UTILITIES TOTAL	1.60	10	COMM FEES	.03	4
ELECTRIC	1.35	10	TENANT ALTS	.21	4
GAS	.11	5	BUY OUTS	1.20	4
FUEL OIL	.01	1			
PURCH STEAM			TOTAL PAYROLL	.85	10
PURCH CH WTR			CLEANING	1.05	5
COAL			REPAIR MAINT	.45	10
WATER SEWER	.06	8	RDS GROUNDS	.02	3
			SECURITY	.45	2
RDS GNDS SEC TOT	.36	10	ADMINISTRATIVE	.52	3
RDS GNDS TOTAL	.16	10			
RDS GNDS PAYRL	.02	3	TOTAL CONTRACTS	1.48	10
RDS GNDS CONTR	.11	8	CLEANING	.55	8
RDS GNDS OTHER	.04	5	REPAIR MAINT	.23	9
SECURITY TOTAL	.28	9	RDS GROUNDS	.11	8
SEC PAYROLL	.45	2	SECURITY	.22	7
SEC CONTRACTS	.22	7	ADMINISTRATIVE	.46	9
SEC OTHER	.01	4			

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All Electric Buildings

CANADIAN PRIVATE SECTOR
ALL ELECTRIC BUILDINGS
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS 2,109,862 SQ FT					1,945,667 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					11	13.71	14.21	10.37	16.30
RETAIL AREA	19.32	16.78	8.57	23.84	4				
OTHER AREA	5.01	5.72			3				
TOTAL RENT	13.53	14.34	10.05	16.23	11				
MISCELLANEOUS	1.12	12	01	4.46	6				
TOTAL INCOME	14.37	15.53	11.78	16.24	11				
EXPENSE									
CLEANING	1.09	81	72	1.02	12	1.17	89	75	1.10
REPAIR-MAINT	81	86	78	98	12	87	92	84	1.13
UTILITIES	1.50	1.40	1.24	1.75	12	1.62	1.52	1.26	1.81
RDS GNDS SEC	35	25	09	36	12	35	25	09	36
ADMINISTRATIVE	67	84	42	1.01	12	67	84	42	1.01
TOTAL OPER EXP	4.42	4.43	3.75	5.00	12	4.77	4.52	3.88	5.27
FIXED EXPENSES	2.91	2.91	2.09	3.22	12	2.91	2.91	2.09	3.22
TOTAL OPER+FIXED	7.33	7.21	6.63	7.78	12	7.68	7.37	6.63	8.48
LEASING EXP	1.82	1.83	53	3.07	10				
TOTAL PAYROLL	68	49	36	69	12				
TOTAL CONTRACT	1.73	1.81	1.42	2.33	12				

		# BLDS			# BLDS
AVG SQFT OFC TEN	6152	12	AVG OFFICE OCCUPANCY	88.8	12
AVG SQFT RET TEN	1707	6	AVG RETAIL OCCUPANCY	86.1	6
AVG SQFT OFC WORK	182	10	AVG RATE YR-END RENT	13.27	11
			RENTABLE GROSS SQFT	99	12

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	81	12	ADMIN TOTAL	84	12
PAYROLL	51	3	PAYROLL	35	7
CONTRACT	74	11	MGMT FEES	54	11
SUP MAT MISC	05	12	LEGAL FEES	01	5
TRASH REMOVAL	04	10	AUDIT FEES	02	7
			GEN OFC EXP	02	7
REPR MAINT TOTAL	86	12	OTHER ADM EXP	05	7
PAYROLL	37	7			
ELEVATOR	12	11	FIXED EXP TOTAL	2.91	12
HVAC	15	11	REAL ESTATE TAX	2.76	12
ELECTRICAL	05	11	BUILDING INS	08	12
STRUCT ROOF	10	4	PERS PROP TAX	00	2
PLUMBING	01	8	OTHER TAXES	01	1
FIRE LIFE SFTY	04	7			
OTHER MAINT SUP	13	12	LEASING EXPENSES	1.83	10
			ADV PROMOTION	00	7
UTILITIES TOTAL	1.40	12	COMM FEES	45	7
ELECTRIC	1.24	12	TENANT ALTS	1.68	9
GAS	23	7	BUY OUTS	92	1
FUEL OIL	01	1			
PURCH STEAM	38	1	TOTAL PAYROLL	49	12
PURCH CH WTR			CLEANING	51	3
COAL			REPAIR MAINT	37	7
WATER SEWER	04	9	RDS GROUNDS	08	2
			SECURITY	02	7
RDS GNDS SEC TOT	25	12	ADMINISTRATIVE	35	7
RDS GNDS TOTAL	03	9			
RDS GNDS PAYRL	08	2	TOTAL CONTRACTS	1.81	12
RDS GNDS CONTR	02	8	CLEANING	74	11
RDS GNDS OTHER	02	2	REPAIR MAINT	50	8
SECURITY TOTAL	22	12	RDS GROUNDS	02	8
SEC PAYROLL	02	7	SECURITY	22	8
SEC CONTRACTS	22	8	ADMINISTRATIVE	40	12
SEC OTHER	03	4			

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CANADIAN PRIVATE SECTOR
ALL ELECTRIC BUILDINGS
DOWNTOWN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 356,214 SQ FT					333,808 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	14.07	14.00	11.08	17.45
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13.53	14.00	10.91	16.40	4				
MISCELLANEOUS	3.06	2.75			2				
TOTAL INCOME	15.17	15.88	13.65	16.41	4				
EXPENSE									
CLEANING	77	79	65	94	5	80	79	70	94
REPAIR-MAINT	1.02	89	84	1.34	5	1.07	92	84	1.42
UTILITIES	1.55	1.43	1.38	1.78	5	1.61	1.61	1.40	1.81
RDS GNDS SEC	09	06	01	21	5	09	06	01	21
ADMINISTRATIVE	1.01	94	65	1.42	5	1.01	94	65	1.42
TOTAL OPER EXP	4.45	4.52	3.83	5.17	5	4.66	4.53	4.18	5.26
FIXED EXPENSES	2.40	2.21	1.88	3.18	5	2.40	2.21	1.88	3.18
TOTAL OPER+FIXED	6.85	6.91	5.99	7.99	5	7.06	7.07	6.27	8.07
LEASING EXP	1.36	79	27	3.07	5				
TOTAL PAYROLL	63	55	39	85	5				
TOTAL CONTRACT	1.75	1.78	99	2.79	5				

		# BLDS			# BLDS
AVG SQFT OFC TEN	2731	5	AVG OFFICE OCCUPANCY	86.7	5
AVG SQFT RET TEN	3876	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	124	4	AVG RATE YR-END RENT	11.80	5
			RENTABLE GROSS SQFT	97	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	79	5	ADMIN TOTAL	94	5
PAYROLL	28	2	PAYROLL	55	3
CONTRACT	77	4	MGMT FEES	73	5
SUP MAT MISC	05	5	LEGAL FEES	05	2
TRASH REMOVAL	04	3	AUDIT FEES	03	3
			GEN OFC EXP	03	1
REPR MAINT TOTAL	89	5	OTHER ADM EXP	06	4
PAYROLL	45	2			
ELEVATOR	12	4	FIXED EXP TOTAL	2.21	5
HVAC	32	4	REAL ESTATE TAX	2.13	5
ELECTRICAL	04	5	BUILDING INS	06	5
STRUCT ROOF	06	2	PERS PROP TAX	00	2
PLUMBING	05	3	OTHER TAXES		
FIRE LIFE SFTY	08	2			
OTHER MAINT SUP	14	5	LEASING EXPENSES	79	5
			ADV PROMOTION	07	4
UTILITIES TOTAL	1.43	5	COMM FEES	39	3
ELECTRIC	1.38	5	TENANT ALTS	1.45	4
GAS	26	2	BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	55	5
PURCH CH WTR			CLEANING	28	2
COAL			REPAIR MAINT	45	2
WATER SEWER	04	3	RDS GROUNDS		
			SECURITY	01	3
RDS GNDS SEC TOT	06	5	ADMINISTRATIVE	55	3
RDS GNDS TOTAL	03	2			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.78	5
RDS GNDS CONTR	02	2	CLEANING	77	4
RDS GNDS OTHER	01	1	REPAIR MAINT	86	3
SECURITY TOTAL	05	5	RDS GROUNDS	02	2
SEC PAYROLL	01	3	SECURITY	12	3
SEC CONTRACTS	12	3	ADMINISTRATIVE	77	5
SEC OTHER	03	2			

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All Electric Buildings

CANADIAN PRIVATE SECTOR
ALL ELECTRIC BUILDINGS
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	565,106 SQ FT				520,589 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	13.88	13.25	11.25	17.07
RETAIL AREA	11.69	8.57			2				
OTHER AREA	5.72	5.72			1				
TOTAL RENT	13.49	13.22	10.98	15.70	4				
MISCELLANEOUS	02	02			1				
TOTAL INCOME	13.50	13.23	10.98	15.71	4				
EXPENSE									
CLEANING	79	72	69	93	4	86	87	69	1.10
REPAIR MAINT	72	84	60	93	4	79	96	66	1.06
UTILITIES	1.61	1.24	1.09	2.18	4	1.74	1.26	1.12	2.79
RDS GNDS SEC	34	31	21	43	4	34	31	21	43
ADMINISTRATIVE	65	68	47	84	4	65	68	47	84
TOTAL OPER EXP	4.12	3.75	3.57	4.80	4	4.46	3.87	3.61	6.04
FIXED EXPENSES	2.93	2.91	2.37	3.52	4	2.93	2.91	2.37	3.52
TOTAL OPER+FIXED	7.04	7.27	6.49	7.78	4	7.39	7.39	6.58	8.96
LEASING EXP	3.26	2.23			3				
TOTAL PAYROLL	39	42	32	49	4				
TOTAL CONTRACT	1.85	1.90	1.70	2.07	4				

AVG SQFT OFC TEN	4751	4	AVG OFFICE OCCUPANCY	80.3	4
AVG SQFT RET TEN	1546	3	AVG RETAIL OCCUPANCY	57.6	3
AVG SQFT OFC WORK	147	4	AVG RATE YR END RENT	11.50	4
			RENTABLE GROSS SQFT	97	4

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	72	4	ADMIN TOTAL	68	4
PAYROLL			PAYROLL	45	1
CONTRACT	61	4	MGMT FEES	44	4
SUP MAT MISC	05	4	LEGAL FEES	01	1
TRASH REMOVAL	04	4	AUDIT FEES	01	2
			GEN OFC EXP	02	4
			OTHER ADM EXP		
REPR MAINT TOTAL	84	4			
PAYROLL	36	3	FIXED EXP TOTAL	2.91	4
ELEVATOR	14	4	REAL ESTATE TAX	2.76	4
HVAC	12	4	BUILDING INS	13	4
ELECTRICAL	06	4	PERS PROP TAX		
STRUCT ROOF	08	1	OTHER TAXES	01	1
PLUMBING	00	3			
FIRE LIFE SFTY	02	4	LEASING EXPENSES	2.23	3
OTHER MAINT SUP	11	4	ADV PROMOTION	00	2
			COMM FEES	93	3
UTILITIES TOTAL	1.24	4	TENANT ALTS	1.77	3
ELECTRIC	90	4	BUY-OUTS	92	1
GAS	29	3			
FUEL OIL			TOTAL PAYROLL	42	4
PURCH STEAM	38	1	CLEANING		
PURCH CH WTR			REPAIR MAINT	36	3
COAL			RDS GROUNDS	04	1
WATER SEWER	04	4	SECURITY	09	2
			ADMINISTRATIVE	45	1
RDS GNDS SEC TOT	31	4			
RDS GNDS TOTAL	04	3	TOTAL CONTRACTS	1.90	4
RDS GNDS PAYRL	04	1	CLEANING	61	4
RDS GNDS CONTR	01	3	REPAIR MAINT	75	2
RDS GNDS OTHER	04	1	RDS GROUNDS	01	3
SECURITY TOTAL	28	4	SECURITY	36	3
SEC PAYROLL	09	2	ADMINISTRATIVE	47	4
SEC CONTRACTS	36	3			
SEC OTHER	00	1			

All line items are computed as stand alone figures. Columns will not add to match totals.

CANADIAN PRIVATE SECTOR
ALL ELECTRIC BUILDINGS
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,188,342 SQ FT				1,091,270 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	13.54	15.71		
RETAIL AREA	23.38	23.84			2				
OTHER AREA	4.74	5.20			2				
TOTAL RENT	13.55	15.61			3				
MISCELLANEOUS	1.05	22			3				
TOTAL INCOME	14.60	15.87			3				
EXPENSE									
CLEANING	1.33	1.07			3	1.44	1.26		
REPAIR MAINT	78	75			3	85	88		
UTILITIES	1.43	1.61			3	1.56	1.75		
RDS GNDS SEC	43	34			3	43	34		
ADMINISTRATIVE	58	44			3	58	44		
TOTAL OPER EXP	4.55	4.50			3	4.94	5.27		
FIXED EXPENSES	3.06	3.22			3	3.06	3.22		
TOTAL OPER+FIXED	7.61	7.71			3	8.00	8.48		
LEASING EXP	1.21	1.29			2				
TOTAL PAYROLL	84	75			3				
TOTAL CONTRACT	1.67	1.28			3				

AVG SQFT OFC TEN	11737	3	AVG OFFICE OCCUPANCY	93.6	3
AVG SQFT RET TEN	1596	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	268	2	AVG RATE YR END RENT	20.50	2
			RENTABLE GROSS SQFT	1.00	3

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.07	3	ADMIN TOTAL	44	3
PAYROLL	85	1	PAYROLL	15	3
CONTRACT	74	3	MGMT FEES	51	2
SUP MAT MISC	05	3	LEGAL FEES	04	2
TRASH REMOVAL	04	3	AUDIT FEES	02	2
			GEN OFC EXP	06	2
			OTHER ADM EXP	04	3
REPR MAINT TOTAL	75	3			
PAYROLL	42	2	FIXED EXP TOTAL	3.22	3
ELEVATOR	16	3	REAL ESTATE TAX	3.11	3
HVAC	04	3	BUILDING INS	08	3
ELECTRICAL	05	2	PERS PROP TAX		
STRUCT ROOF	35	1	OTHER TAXES		
PLUMBING	01	2			
FIRE LIFE SFTY	04	1	LEASING EXPENSES	1.29	2
OTHER MAINT SUP	11	3	ADV PROMOTION	00	1
			COMM FEES	11	1
UTILITIES TOTAL	1.61	3	TENANT ALTS	1.23	2
ELECTRIC	1.55	3	BUY-OUTS		
GAS	02	2			
FUEL OIL	01	1	TOTAL PAYROLL	75	3
PURCH STEAM			CLEANING	85	1
PURCH CH WTR			REPAIR MAINT	42	2
COAL			RDS GROUNDS	12	1
WATER SEWER	03	2	SECURITY	05	2
			ADMINISTRATIVE	15	3
RDS GNDS SEC TOT	34	3			
RDS GNDS TOTAL	03	3	TOTAL CONTRACTS	1.28	3
RDS GNDS PAYRL	12	1	CLEANING	74	3
RDS GNDS CONTR	03	3	REPAIR MAINT	33	3
RDS GNDS OTHER			RDS GROUNDS	03	3
SECURITY TOTAL	32	3	SECURITY	30	2
SEC PAYROLL	05	2	ADMINISTRATIVE	19	3
SEC CONTRACTS	30	2			
SEC OTHER	26	1			

All line items are computed as stand alone figures. Columns will not add to match totals.

All Electric Buildings

CANADIAN PRIVATE SECTOR
ALL ELECTRIC BUILDINGS
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS 1,764,881 SQ FT					1,639,540 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	8.43	13.43	6.35	14.45
RETAIL AREA	3.50	3.50	"		3				
OTHER AREA	1.83	1.83			1				
TOTAL RENT	7.88	12.25	6.01	12.79	6				
MISCELLANEOUS	.12	.10			4				
TOTAL INCOME	7.89	12.31	6.07	12.83	6				
EXPENSE									
CLEANING	1.31	1.05	.77	1.76	6	1.41	1.17	.85	1.65
REPAIR-MAINT	.82	.83	.78	.98	6	.88	.89	.83	1.08
UTILITIES	1.14	1.24	1.11	1.48	6	1.21	1.30	1.16	1.65
RDS GNDS SEC	.27	.22	.16	.30	6	.27	.22	.16	.30
ADMINISTRATIVE	.32	.48			5	.32	.48		
TOTAL OPER EXP	3.75	4.31	3.41	5.15	6	4.01	4.47	3.74	5.56
FIXED EXPENSES	2.16	1.80	1.44	2.35	6	2.16	1.80	1.44	2.35
TOTAL OPER+FIXED	5.90	6.24	5.08	7.27	6	6.16	6.46	5.41	7.68
LEASING EXP	.05	.06			4				
TOTAL PAYROLL	1.33	1.19	.81	1.86	6				
TOTAL CONTRACT	.92	.96	.79	1.40	6				

AVG SQFT OFC TEN	49194	6	AVG OFFICE OCCUPANCY	99.0	6
AVG SQFT RET TEN	3533	4	AVG RETAIL OCCUPANCY	100.0	5
AVG SQFT OFC WORK	221	3	AVG RATE YR-END RENT	14.87	5
			RENTABLE GROSS SQFT	.93	6

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.05	6	ADMIN TOTAL	.48	5
PAYROLL	1.13	3	PAYROLL	.12	1
CONTRACT	.63	5	MGMT FEES	.44	5
SUP MAT MISC	.07	6	LEGAL FEES	.75	1
TRASH REMOVAL	.04	5	AUDIT FEES	.06	2
			GEN OFC EXP	.04	5
			OTHER ADM EXP	.05	2
REPR MAINT TOTAL	.83	6			
PAYROLL	.43	6	FIXED EXP TOTAL	1.80	6
ELEVATOR	.11	6	REAL ESTATE TAX	1.59	6
HVAC	.07	6	BUILDING INS	.06	6
ELECTRICAL	.03	6	PERS PROP TAX	.13	2
STRUCT ROOF	.06	1	OTHER TAXES	.03	4
PLUMBING	.02	4			
FIRE LIFE SFTY	.07	2	LEASING EXPENSES		
OTHER MAINT SUP	.14	5	ADV PROMOTION	.06	4
			COMM FEES	.03	4
UTILITIES TOTAL	1.24	6	TENANT ALTS	.01	3
ELECTRIC	1.20	6	BUY-OUTS	.04	3
GAS					
FUEL OIL	.00	1	TOTAL PAYROLL	1.19	6
PURCH STEAM			CLEANING	1.13	3
PURCH CH WTR			REPAIR MAINT	.43	6
COAL			RDS GROUNDS	.08	1
WATER SEWER	.05	4	SECURITY	.11	1
			ADMINISTRATIVE	.12	1
RDS GNDS SEC TOT	.22	6			
RDS GNDS TOTAL	.06	6	TOTAL CONTRACTS	.96	6
RDS GNDS PAYRL	.08	1	CLEANING	.63	5
RDS GNDS CONTR	.01	6	REPAIR MAINT	.23	6
RDS GNDS OTHER	.04	2	RDS GROUNDS	.01	6
SECURITY TOTAL	.22	5	SECURITY	.29	4
SEC PAYROLL	.11	1	ADMINISTRATIVE	.44	5
SEC CONTRACTS	.29	4			
SEC OTHER					

All line items are computed as stand alone figures. Columns will not add to match totals.

CANADIAN PRIVATE SECTOR
SINGLE PURPOSE BUILDINGS
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS 3,668,275 SQ FT					3,385,884 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					7	17.87	15.79	10.34	23.53
RETAIL AREA	74.27	43.99	29.48	93.74	8				
OTHER AREA	4.50	4.50			1				
TOTAL RENT	11.99	10.88	.47	21.99	10				
MISCELLANEOUS	.04	.01	.00	.10	5				
TOTAL INCOME	12.01	10.94	.47	21.99	10				
EXPENSE									
CLEANING	.90	.68	.50	1.16	11	.98	.72	.61	1.18
REPAIR-MAINT	1.86	.93	.84	1.98	11	2.02	1.04	.93	2.34
UTILITIES	1.79	1.74	1.45	2.14	11	1.94	2.03	1.50	2.43
RDS GNDS SEC	.28	.19	.02	.70	10	.28	.19	.02	.70
ADMINISTRATIVE	1.56	.42	.21	1.02	11	1.56	.42	.21	1.02
TOTAL OPER EXP	6.36	4.82	2.83	6.70	11	6.88	4.82	3.22	7.90
FIXED EXPENSES	3.78	3.01	1.37	4.47	11	3.78	3.01	1.37	4.47
TOTAL OPER+FIXED	10.14	6.45	5.57	11.17	11	10.67	6.76	6.08	12.37
LEASING EXP	.05	.07	.01	.18	5				
TOTAL PAYROLL	1.96	.50	.45	3.15	11				
TOTAL CONTRACT	1.61	.84	.54	2.17	11				

AVG SQFT OFC TEN	58290	9	AVG OFFICE OCCUPANCY	99.1	11
AVG SQFT RET TEN	2379	7	AVG RETAIL OCCUPANCY	79.9	8
AVG SQFT OFC WORK	169	10	AVG RATE YR-END RENT	17.54	7
			RENTABLE GROSS SQFT	.91	11

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.67	10	ADMIN TOTAL	.44	10
PAYROLL	.91	2	PAYROLL	.37	10
CONTRACT	.53	9	MGMT FEES	.49	3
SUP MAT MISC	.05	9	LEGAL FEES	.02	5
TRASH REMOVAL	.08	8	AUDIT FEES	.00	4
			GEN OFC EXP	.04	8
REPR MAINT TOTAL	.93	10	OTHER ADM EXP	.02	4
PAYROLL	.38	8			
ELEVATOR	.13	10	FIXED EXP TOTAL	3.25	10
HVAC	.14	9	REAL ESTATE TAX	2.92	10
ELECTRICAL	.14	8	BUILDING INS	.14	7
STRUCT ROOF	.05	7	PERS PROP TAX		
PLUMBING	.01	8	OTHER TAXES	.20	6
FIRE LIFE SFTY	.02	7			
OTHER MAINT SUP	.22	10	LEASING EXPENSES	.07	5
			ADV PROMOTION	.01	4
UTILITIES TOTAL	1.62	10	COMM FEES	.04	2
ELECTRIC	1.30	10	TENANT ALTS	.27	1
GAS	.23	8	BUY-OUTS	.04	2
FUEL OIL	.02	1			
PURCH STEAM	.52	1	TOTAL PAYROLL	.48	10
PURCH CH WTR			CLEANING	.91	2
COAL			REPAIR MAINT	.38	8
WATER SEWER	.09	6	RDS GROUNDS	.15	1
			SECURITY	.08	2
RDS GNDS SEC TOT	.12	9	ADMINISTRATIVE	.37	10
RDS GNDS TOTAL	.02	7			
RDS GNDS PAYRL	.15	1	TOTAL CONTRACTS	.77	10
RDS GNDS CONTR	.01	5	CLEANING	.53	9
RDS GNDS OTHER	.01	6	REPAIR MAINT	.32	10
SECURITY TOTAL	.26	7	RDS GROUNDS	.01	5
SEC PAYROLL	.08	2	SECURITY	.41	5
SEC CONTRACTS	.41	5	ADMINISTRATIVE	1.08	2
SEC OTHER	.08	3			

All line items are computed as stand alone figures. Columns will not add to match totals.

CANADIAN PRIVATE SECTOR
SINGLE PURPOSE BUILDINGS
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 747,348 SQ FT					693,792 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	5.39	5.27		
RETAIL AREA	96.72	32.99			3				
OTHER AREA									
TOTAL RENT	3.64	2.08	.40	6.81	4				
MISCELLANEOUS									
TOTAL INCOME	3.64	2.08	.40	6.81	4				
EXPENSE									
CLEANING	1.84	.92	.67	4.42	4	1.98	.95	.71	5.71
REPAIR-MAINT	2.22	1.00	.79	5.49	4	2.39	1.05	.84	7.14
UTILITIES	3.10	2.28	1.60	5.91	4	3.32	2.38	1.62	7.57
RDS GNDS SEC	.73	.73			3	.73	.73		
ADMINISTRATIVE	.78	.48	.30	1.76	4	.78	.48	.30	1.76
TOTAL OPER EXP	8.45	5.39	4.25	17.98	4	9.08	5.64	4.34	23.25
FIXED EXPENSES	9.35	4.05	1.52	26.12	4	9.35	4.05	1.52	26.12
TOTAL OPER+FIXED	17.80	8.52	5.78	44.09	4	18.43	8.76	5.88	49.37
LEASING EXP	.07	.07			1				
TOTAL PAYROLL	1.98	.99	.69	4.92	4				
TOTAL CONTRACT	2.61	1.85	1.25	5.54	4				

AVG SQFT OFC TEN	119398	3	AVG OFFICE OCCUPANCY	98.2	4
AVG SQFT RET TEN	1394	2	AVG RETAIL OCCUPANCY	97.8	3
AVG SQFT OFC WORK	111	4	AVG RATE YR-END RENT	21.00	2
			RENTABLE GROSS SQFT	.86	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.68	3	ADMIN TOTAL	.81	3
PAYROLL	.30	1	PAYROLL	.60	3
CONTRACT	.68	3	MGMT FEES	.01	1
SUP MAT MISC	.45	2	LEGAL FEES	.02	1
TRASH REMOVAL	.18	2	AUDIT FEES		
			GEN OFC EXP	.01	1
REPR MAINT TOTAL	.92	3	OTHER ADM EXP		
PAYROLL	.32	3			
ELEVATOR	.14	3	FIXED EXP TOTAL	5.66	3
HVAC	.24	3	REAL ESTATE TAX	3.53	3
ELECTRICAL	.11	2	BUILDING INS	.09	2
STRUCT ROOF	.02	1	PERS PROP TAX		
PLUMBING	.02	2	OTHER TAXES	2.02	1
FIRE LIFE SFTY	.03	2			
OTHER MAINT SUP	.19	3	LEASING EXPENSES	.07	1
			ADV PROMOTION		
UTILITIES TOTAL	2.42	3	COMM FEES	.07	1
ELECTRIC	2.11	3	TENANT ALTS		
GAS	.32	3	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.92	3
PURCH CH WTR			CLEANING	.30	1
COAL			REPAIR MAINT	.32	3
WATER SEWER	.10	1	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.72	2	ADMINISTRATIVE	.60	3
RDS GNDS TOTAL	.08	1			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.65	3
RDS GNDS CONTR	.04	1	CLEANING	.68	3
RDS GNDS OTHER	.02	1	REPAIR MAINT	.38	3
SECURITY TOTAL	.69	2	RDS GROUNDS	.04	1
SEC PAYROLL			SECURITY	.69	2
SEC CONTRACTS	.69	2	ADMINISTRATIVE		
SEC OTHER	.01	1			

All line items are computed as stand alone figures. Columns will not add to match totals.

Single Purpose Buildings

CANADIAN PRIVATE SECTOR
SINGLE PURPOSE BUILDINGS
DOWNTOWN 300,000 - 600,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 1,417,698 SQ FT					1,198,948 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	22.24	22.14	17.07	26.60
RETAIL AREA	77.85	72.86	41.58	93.74	4				
OTHER AREA									
TOTAL RENT	21.18	21.99	16.22	25.69	4				
MISCELLANEOUS	.03	.01	.00	.06	4				
TOTAL INCOME	21.22	21.99	16.29	25.70	4				
EXPENSE									
CLEANING	.81	.56	.47	1.13	4	.95	.65	.58	1.31
REPAIR MAINT	1.13	.89	.60	1.46	4	1.33	1.04	.97	1.71
UTILITIES	1.50	1.47	1.26	1.76	4	1.76	1.82	1.36	2.27
RDS GNDS SEC	.16	.02	.01	.31	4	.16	.02	.01	.31
ADMINISTRATIVE	.22	.17	.12	.31	4	.22	.17	.17	.31
TOTAL OPER EXP	3.82	2.92	2.79	4.85	4	4.50	3.60	3.14	5.94
FIXED EXPENSES	3.46	3.35	2.76	4.08	4	3.46	3.35	2.76	4.08
TOTAL OPER+FIXED	7.27	6.24	5.68	8.81	4	7.96	6.63	6.36	9.56
LEASING EXP	.03	.01			3				
TOTAL PAYROLL	1.14	.48	.45	1.82	4				
TOTAL CONTRACT	.58	.58	.50	.65	4				

AVG SQFT OFC TEN	298229	4
AVG SQFT RET TEN	2483	4
AVG SQFT OFC WORK	184	4

AVG OFFICE OCCUPANCY	99.5	4
AVG RETAIL OCCUPANCY	74.7	4
AVG RATE YR END RENT	21.10	3
RENTABLE GROSS SQFT	.86	4

COMPONENT COSTS: TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.56	4	ADMIN TOTAL	.17	4
PAYROLL	1.52	1	PAYROLL	.10	4
CONTRACT	.44	4	MGMT FEES		
SUP MAT MISC	.06	4	LEGAL FEES	.03	3
TRASH REMOVAL	.04	4	AUDIT FEES	.00	3
			GEN OFC EXP	.02	4
			OTHER ADM EXP	.01	2
REPR MAINT TOTAL	.89	4			
PAYROLL	.38	4	FIXED EXP TOTAL	3.35	4
ELEVATOR	.11	4	REAL ESTATE TAX	2.92	4
HVAC	.09	4	BUILDING INS	.20	4
ELECTRICAL	.14	4	PERS PROP TAX		
STRUCT ROOF	.04	4	OTHER TAXES	.11	3
PLUMBING	.01	4			
FIRE LIFE SFTY	.02	4	LEASING EXPENSES	.01	3
OTHER MAINT SUP	.08	4	ADV PROMOTION	.00	3
			COMM FEES		
UTILITIES TOTAL	1.47	4	TENANT ALTS		
ELECTRIC	1.17	4			
GAS	.22	4	BUY OUTS	.04	2
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.48	4
PURCH CH WTR			CLEANING	1.52	1
COAL			REPAIR MAINT	.38	4
WATER SEWER	.07	4	RDS GROUNDS	.15	1
			SECURITY	.02	1
RDS GNDS SEC TOT	.02	4	ADMINISTRATIVE	.10	4
RDS GNDS TOTAL	.01	4			
RDS GNDS PAYRL	.15	1	TOTAL CONTRACTS	.58	4
RDS GNDS CONTR	.01	3	CLEANING	.44	4
RDS GNDS OTHER	.00	4	REPAIR MAINT	.09	4
SECURITY TOTAL	.21	2	RDS GROUNDS	.01	3
SEC PAYROLL	.02	1	SECURITY	.41	1
SEC CONTRACTS	.41	1	ADMINISTRATIVE		
SEC OTHER					

All line items are computed as stand alone figures. Columns will not add to match totals.

CANADIAN PRIVATE SECTOR
SINGLE PURPOSE BUILDINGS
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 1,239,891 SQ FT					1,131,385 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	13.06	8.04		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11.81	8.16			3				
MISCELLANEOUS									
TOTAL INCOME	11.81	8.16			3				
EXPENSE									
CLEANING	.79	.89			3	.87	.93		
REPAIR MAINT	1.23	1.91			3	1.35	2.00		
UTILITIES	1.36	1.39			3	1.46	1.39		
RDS GNDS SEC	.39	.36			3	.39	.36		
ADMINISTRATIVE	.48	.57			3	.48	.57		
TOTAL OPER EXP	4.25	6.31			3	4.56	6.21		
FIXED EXPENSES	2.29	2.02			3	2.29	2.02		
TOTAL OPER+FIXED	6.53	7.67			3	6.91	7.67		
LEASING EXP									
TOTAL PAYROLL	1.57	3.05			3				
TOTAL CONTRACT	.84	.82			3				

AVG SQFT OFC TEN	303128	3
AVG SQFT RET TEN	0	0
AVG SQFT OFC WORK	229	4

AVG OFFICE OCCUPANCY	100.0	4
AVG RETAIL OCCUPANCY	100.0	1
AVG RATE YR END RENT	8.04	1
RENTABLE GROSS SQFT	.91	4

COMPONENT COSTS: TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.85	3	ADMIN TOTAL	.57	3
PAYROLL	.82	3	PAYROLL	.52	3
CONTRACT	.05	3	MGMT FEES	.04	2
SUP MAT MISC	.06	3	LEGAL FEES		
TRASH REMOVAL			AUDIT FEES	.00	1
			GEN OFC EXP	.01	3
			OTHER ADM EXP	.02	3
REPR MAINT TOTAL	1.91	3			
PAYROLL	.96	3	FIXED EXP TOTAL	2.02	3
ELEVATOR	.04	3	REAL ESTATE TAX	1.95	3
HVAC	.09	3	BUILDING INS	.05	3
ELECTRICAL	.08	3	PERS PROP TAX	.20	2
STRUCT ROOF	.21	2	OTHER TAXES	.05	3
PLUMBING	.01	3			
FIRE LIFE SFTY	.08	3	LEASING EXPENSES		
OTHER MAINT SUP	.27	2	ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL	1.39	3	TENANT ALTS		
ELECTRIC	1.35	3			
GAS	.15	2	BUY OUTS		
FUEL OIL	.01	2			
PURCH STEAM			TOTAL PAYROLL	3.05	3
PURCH CH WTR			CLEANING	.82	3
COAL			REPAIR MAINT	.98	3
WATER SEWER	.07	1	RDS GROUNDS	.12	2
			SECURITY	.11	1
RDS GNDS SEC TOT	.36	3	ADMINISTRATIVE	.52	3
RDS GNDS TOTAL	.34	3			
RDS GNDS PAYRL	.12	2	TOTAL CONTRACTS	.82	3
RDS GNDS CONTR	.10	3	CLEANING	.05	3
RDS GNDS OTHER	.01	3	REPAIR MAINT	.13	3
SECURITY TOTAL	.11	3	RDS GROUNDS	.10	3
SEC PAYROLL	.11	1	SECURITY	.29	2
SEC CONTRACTS	.29	2	ADMINISTRATIVE	.04	2
SEC OTHER	.08	2			

All line items are computed as stand alone figures. Columns will not add to match totals.

National Cross-Tabulations 1986
Canada Private Sector

CANADIAN PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
0-9 YEARS LESS THAN 5 STORIES

INCOME	TOTAL BUILDING RENTABLE AREA: 4 BLDS 319,820 SQ FT					TOTAL OFFICE RENTABLE AREA: 295,180 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	11.01	6.79	5.29	11.10
RETAIL AREA	7.91	5.83			2				
OTHER AREA									
TOTAL RENT	10.85	6.91	5.28	11.17	4				
MISCELLANEOUS	.18	.30			3				
TOTAL INCOME	11.02	7.06	6.10	11.18	4				
EXPENSE									
CLEANING	1.31	.68			3	1.42	.68		
REPAIR-MAINT	2.79	.39			3	3.03	.39		
UTILITIES	2.34	1.31			3	2.54	1.72		
RDS,GNDS SEC	1.17	1.47			2	1.17	1.47		
ADMINISTRATIVE	.49	.44			3	.49	.44		
TOTAL OPER EXP	8.04	3.42			3	8.23	3.42		
FIXED EXPENSES	2.13	1.77			3	2.13	1.77		
TOTAL OPER+FIXED	10.17	6.19			3	10.88	6.19		
LEASING EXP	1.62	1.35			2				
TOTAL PAYROLL	1.33	1.78			2				
TOTAL CONTRACT	2.37	2.72			2				

AVG SQFT OFC TEN	4885	4	AVG OFFICE OCCUPANCY	91.0	4
AVG SQFT RET TEN	1988	2	AVG RETAIL OCCUPANCY	73.2	2
AVG SQFT OFC WORK	210	4	AVG RATE YR END RENT	9.58	3
			RENTABLE GROSS-SQFT	.44	4

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.88	3	ADMIN TOTAL	.44	3
PAYROLL			PAYROLL	.14	1
CONTRACT	1.45	2	MGMT FEES	.36	2
SUP MAT MISC	.16	2	LEGAL FEES	.10	1
TRASH REMOVAL	.04	3	AUDIT FEES	.05	1
REPR MAINT TOTAL	.39	3	GEN OFC EXP	.01	1
PAYROLL	.16	2	OTHER ADM EXP	.15	1
ELEVATOR	.21	2	FIXED EXP TOTAL	1.77	3
HVAC	.06	3	REAL ESTATE TAX	2.05	2
ELECTRICAL	.05	1	BUILDING INS	.30	3
STRUCT ROOF	.04	1	PERS PROP TAX		
PLUMBING	.00	2	OTHER TAXES	.01	1
FIRE LIFE SFTY	.04	2	LEASING EXPENSES	1.35	2
OTHER MAINT SUP	.03	3	ADV PROMOTION	.08	1
UTILITIES TOTAL	1.31	3	COMM FEES	.33	2
ELECTRIC	.95	3	TENANT ALTS	1.77	1
GAS	.51	3	BUY OUTS	.20	1
FUEL OIL			TOTAL PAYROLL	1.78	2
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT	1.16	2
COAL			RDS GROUNDS	.04	1
WATER SEWER	.06	2	SECURITY	1.07	1
RDS GNDS SEC TOT	1.47	2	ADMINISTRATIVE	.14	1
RDS GNDS TOTAL	.09	1	TOTAL CONTRACTS	2.72	2
RDS GNDS PAYRL	.04	1	CLEANING	1.45	2
RDS GNDS CONTR	.01	1	REPAIR MAINT	.42	1
RDS GNDS OTHER	.04	1	RDS GROUNDS	.01	1
SECURITY TOTAL	1.42	2	SECURITY	.78	2
SEC PAYROLL	1.07	1	ADMINISTRATIVE	.54	1
SEC CONTRACTS	.78	2			
SEC OTHER	.11	2			

All line items are computed as stand alone figures. Columns will not add to match totals.

CANADIAN PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
0-9 YEARS 5 - 9 STORIES

INCOME	TOTAL BUILDING RENTABLE AREA: 11 BLDS 2,252,588 SQ FT					TOTAL OFFICE RENTABLE AREA: 1,981,580 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					10	14.02	15.72	8.22	20.82
RETAIL AREA	15.22	15.48	10.99	16.06	4				
OTHER AREA	10.69	5.72			3				
TOTAL RENT	13.12	15.45	8.05	18.39	10				
MISCELLANEOUS	.07	.01	.00	.10	5				
TOTAL INCOME	13.14	15.46	8.11	18.44	10				
EXPENSE									
CLEANING	.69	.69	.50	.93	11	.78	.78	.58	1.02
REPAIR MAINT	.77	.73	.67	.80	11	.88	.89	.69	1.11
UTILITIES	1.33	1.38	1.17	1.78	11	1.48	1.53	1.17	1.92
RDS GNDS SEC	.27	.31	.21	.38	11	.27	.31	.21	.38
ADMINISTRATIVE	.45	.42	.38	.82	11	.45	.42	.38	.82
TOTAL OPER EXP	3.50	4.31	2.86	4.35	11	3.95	4.34	3.37	5.14
FIXED EXPENSES	2.50	2.32	1.81	4.31	10	2.50	2.32	1.81	4.31
TOTAL OPER+FIXED	5.75	6.92	4.88	8.42	11	6.51	7.19	5.23	9.56
LEASING EXP	.55	.26	.17	.65	7				
TOTAL PAYROLL	.62	.51	.37	.70	9				
TOTAL CONTRACT	1.13	1.30	.82	1.84	11				

AVG SQFT OFC TEN	11145	11	AVG OFFICE OCCUPANCY	94.5	11
AVG SQFT RET TEN	2006	6	AVG RETAIL OCCUPANCY	93.0	7
AVG SQFT OFC WORK	248	6	AVG RATE YR END RENT	17.68	9
			RENTABLE GROSS SQFT	.91	11

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.69	11	ADMIN TOTAL	.42	11
PAYROLL	.09	5	PAYROLL	.33	6
CONTRACT	.62	10	MGMT FEES	.37	8
SUP MAT MISC	.05	10	LEGAL FEES	.01	3
TRASH REMOVAL	.03	8	AUDIT FEES	.02	3
REPR MAINT TOTAL	.73	11	GEN OFC EXP	.02	9
PAYROLL	.37	6	OTHER ADM EXP	.02	6
ELEVATOR	.08	11	FIXED EXP TOTAL	2.32	10
HVAC	.18	11	REAL ESTATE TAX	2.07	10
ELECTRICAL	.03	9	BUILDING INS	.09	10
STRUCT ROOF	.09	4	PERS PROP TAX	.00	3
PLUMBING	.00	8	OTHER TAXES	.59	4
FIRE LIFE SFTY	.02	8	LEASING EXPENSES	.26	7
OTHER MAINT SUP	.14	10	ADV PROMOTION	.07	4
UTILITIES TOTAL	1.38	11	COMM FEES	.34	5
ELECTRIC	1.15	11	TENANT ALTS	.13	4
GAS	.37	7	BUY OUTS	.92	1
FUEL OIL	.07	2	TOTAL PAYROLL	.51	9
PURCH STEAM	.23	1	CLEANING	.09	5
PURCH CH WTR			REPAIR MAINT	.37	6
COAL			RDS GROUNDS	.08	3
WATER SEWER	.04	7	SECURITY	.02	3
RDS GNDS SEC TOT	.31	11	ADMINISTRATIVE	.33	6
RDS GNDS TOTAL	.03	10	TOTAL CONTRACTS	1.30	11
RDS GNDS PAYRL	.08	3	CLEANING	.62	10
RDS GNDS CONTR	.02	9	REPAIR MAINT	.26	7
RDS GNDS OTHER	.01	6	RDS GROUNDS	.02	9
SECURITY TOTAL	.25	11	SECURITY	.28	9
SEC PAYROLL	.02	3	ADMINISTRATIVE	.36	8
SEC CONTRACTS	.28	9			
SEC OTHER	.01	2			

All line items are computed as stand alone figures. Columns will not add to match totals.

Age/Height Analysis

CANADIAN PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
0-9 YEARS 10 - 19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS	3,979,205 SQ FT				3,659,566 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					18	13.87	14.90	11.19	17.49
RETAIL AREA	15.78	21.20	5.82	29.15	11				
OTHER AREA	4.72	4.54			3				
TOTAL RENT	13.39	14.79	10.86	16.57	19				
MISCELLANEOUS	.84	.05	.01	.20	9				
TOTAL INCOME	13.77	14.95	10.71	16.57	19				
EXPENSE									
CLEANING	1.23	.79	.61	1.09	19	1.30	.79	.67	1.26
REPAIR/MAINT	1.17	.98	.82	1.19	19	1.25	1.00	.85	1.29
UTILITIES	1.63	1.37	1.12	1.79	19	1.72	1.37	1.18	2.03
RDS GNDS SEC	.31	.23	.12	.37	19	.31	.23	.12	.37
ADMINISTRATIVE	.62	.49	.32	1.06	18	.62	.49	.32	1.06
TOTAL OPER EXP	4.85	4.19	3.75	4.75	19	5.16	4.22	3.75	5.27
FIXED EXPENSES	4.41	3.03	2.05	4.09	18	4.41	3.03	2.05	4.09
TOTAL OPER+FIXED	9.02	7.33	5.90	8.39	19	9.74	7.33	5.93	8.77
LEASING EXP	1.75	1.33	.12	3.38	12				
TOTAL PAYROLL	1.19	.60	.36	.74	18				
TOTAL CONTRACT	1.36	1.33	.76	2.18	19				

AVG SQFT OFC TEN	10454	19	AVG OFFICE OCCUPANCY	92.0	19
AVG SQFT RET TEN	3130	12	AVG RETAIL OCCUPANCY	98.4	14
AVG SQFT OFC WORK	151	17	AVG RATE VS END RENT	17.10	16
			RENTABLE GROSS SQFT	.93	19

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.79	19	ADMIN TOTAL	.49	18
PAYROLL	.30	7	PAYROLL	.27	10
CONTRACT	.63	19	MGMT FEES	.42	11
SUP MAT MISC	.06	18	LEGAL FEES	.05	8
TRASH REMOVAL	.05	16	AUDIT FEES	.02	9
			GEN OFC EXP	.07	10
REPR MAINT TOTAL	.98	19	OTHER ADM EXP	.03	10
PAYROLL	.34	15			
ELEVATOR	.17	19	FIXED EXP TOTAL	3.03	18
HVAC	.15	18	REAL ESTATE TAX	2.95	18
ELECTRICAL	.05	17	BUILDING INS	.08	16
STRUCT/ROOF	.03	7	PERS PROP TAX	.00	1
PLUMBING	.03	13	OTHER TAXES	.28	3
FIRE LIFE SFTY	.03	11			
OTHER MAINT OH	.23	19	LEASING EXPENSES	1.33	12
			ADV PROMOTION	.01	6
UTILITIES TOTAL	1.37	19	COMM FEES	.49	10
ELECTRIC	1.34	19	TENANT ALTS	1.43	10
GAS	.21	16	BUY OUTS	.01	1
FUEL OIL	.46	2			
PURCH STEAM	.44	2	TOTAL PAYROLL	.60	18
PURCH CH WTR			CLEANING	.30	7
COAL			REPAIR MAINT	.34	15
WATER/SEWER	.05	17	RDS GNDS REG	.08	5
			SECURITY	.05	7
RDS GNDS SEC TOT	.23	19	ADMINISTRATIVE	.27	10
RDS GNDS TOTAL	.04	15			
RDS GNDS PAYRL	.08	6	TOTAL CONTRACT	1.33	19
RDS GNDS CONTR	.03	14	CLEANING	.63	19
RDS GNDS OTHER	.01	7	REPAIR MAINT	.34	19
SECURITY TOTAL	.21	16	RDS GNDS REG	.03	14
SEC PAYROLL	.05	7	SECURITY	.20	15
SEC CONTRACT	.20	16	ADMINISTRATIVE	.36	12
SEC OTHER	.03	3			

(1) Line items are computed as stand alone figures. Columns will not add to match totals.

CANADIAN PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
0-9 YEARS 20 - 29 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	2,551,268 SQ FT				2,474,594 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	18.64	19.10	10.91	22.81
RETAIL AREA	19.85	27.85	18.67	33.13	4				
OTHER AREA	3.45	3.45			1				
TOTAL RENT	18.90	18.94	11.68	22.86	6				
MISCELLANEOUS	.20	.20			2				
TOTAL INCOME	18.98	18.94	11.92	22.97	6				
EXPENSE									
CLEANING	.56	.68	.54	.81	7	.56	.68	.55	.81
REPAIR/MAINT	.85	.90	.53	1.16	7	.87	.90	.55	1.20
UTILITIES	1.12	1.11	.96	1.39	7	1.13	1.14	.96	1.39
RDS GNDS SEC	.20	.27	.11	.34	5	.20	.27	.11	.34
ADMINISTRATIVE	.67	.74	.45	.99	7	.67	.74	.45	.99
TOTAL OPER EXP	3.35	3.90	2.67	4.21	7	3.42	3.90	2.77	4.42
FIXED EXPENSES	2.49	2.16	1.97	4.02	7	2.49	2.16	1.97	4.02
TOTAL OPER+FIXED	5.85	6.37	5.94	8.10	7	5.91	6.42	5.94	8.12
LEASING EXP	.74	.69	.18	1.27	4				
TOTAL PAYROLL	.39	.44	.35	.52	7				
TOTAL CONTRACT	1.10	1.33	1.15	1.58	7				

AVG SQFT OFC TEN	10144	8	AVG OFFICE OCCUPANCY	93.4	7
AVG SQFT RET TEN	7226	4	AVG RETAIL OCCUPANCY	75.9	5
AVG SQFT OFC WORK	201	8	AVG RATE VS END RENT	13.30	7
			RENTABLE GROSS SQFT	.94	7

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.66	6	ADMIN TOTAL	.65	6
PAYROLL	.12	1	PAYROLL	.35	3
CONTRACT	.63	5	MGMT FEES	.37	5
SUP MAT MISC	.06	5	LEGAL FEES	.03	2
TRASH REMOVAL	.03	3	AUDIT FEES	.01	3
			GEN OFC EXP	.07	4
REPR MAINT TOTAL	.98	6	OTHER ADM EXP	.04	5
PAYROLL	.42	3			
ELEVATOR	.18	5	FIXED EXP TOTAL	2.10	6
HVAC	.20	4	REAL ESTATE TAX	2.00	6
ELECTRICAL	.10	5	BUILDING INS	.11	5
STRUCT/ROOF	.00	3	PERS PROP TAX		
PLUMBING	.01	4	OTHER TAXES	1.32	1
FIRE LIFE SFTY	.02	3			
OTHER MAINT OH	.20	5	LEASING EXPENSES	.29	3
			ADV PROMOTION	.01	2
UTILITIES TOTAL	1.07	6	COMM FEES	.11	2
ELECTRIC	.97	5	TENANT ALTS	.56	3
GAS	.20	5	BUY OUTS	.02	1
FUEL OIL	.02	1			
PURCH STEAM			TOTAL PAYROLL	.43	6
PURCH CH WTR			CLEANING	.12	1
COAL			REPAIR MAINT	.42	3
WATER/SEWER	.04	5	RDS GNDS REG		
			SECURITY		
RDS GNDS SEC TOT	.20	4	ADMINISTRATIVE	.35	3
RDS GNDS TOTAL	.03	4			
RDS GNDS PAYRL			TOTAL CONTRACT	1.44	6
RDS GNDS CONTR	.02	2	CLEANING	.63	5
RDS GNDS OTHER	.03	2	REPAIR MAINT	.32	6
SECURITY TOTAL	.27	4	RDS GNDS REG	.02	2
SEC PAYROLL			SECURITY	.31	3
SEC CONTRACT	.31	3	ADMINISTRATIVE	.39	4
SEC OTHER	.05	2			

(1) Line items are computed as stand alone figures. Columns will not add to match totals.

CANADIAN PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
0-9 YEARS 30 - 39 STORIES

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 2.148.257 SQ FT					1.953.099 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	15.18	15.06	10.82	19.52
RETAIL AREA	13.93	11.69	6.00	18.25	5				
OTHER AREA	3.95	3.83			2				
TOTAL RENT	15.25	14.79	11.61	19.36	5				
MISCELLANEOUS	24	20	09	37	4				
TOTAL INCOME	15.45	14.82	11.81	19.62	5				
EXPENSE									
CLEANING	80	58	33	80	5	65	65	35	92
REPAIR-MAINT	85	86	75	94	5	93	96	79	1.06
UTILITIES	1.17	1.18	1.05	1.28	5	1.27	1.32	1.17	1.36
RDS GNDS SEC	38	41	25	49	5	38	41	25	49
ADMINISTRATIVE	88	90	56	1.20	5	88	90	56	1.20
TOTAL OPER EXP	3.87	3.53	3.45	4.41	5	4.24	3.70	3.53	5.26
FIXED EXPENSES	2.30	2.51	1.34	3.02	5	2.30	2.51	1.34	3.02
TOTAL OPER+FIXED	6.17	6.24	4.79	7.33	5	6.53	6.26	4.95	8.18
LEASING EXP	1.16	53			3				
TOTAL PAYROLL	73	75	46	95	5				
TOTAL CONTRACT	97	1.11	68	1.21	5				

AVG SQFT OFC TEN	10600	4	AVG OFFICE OCCUPANCY	84.1	5
AVG SQFT RET TEN	2118	4	AVG RETAIL OCCUPANCY	78.2	5
AVG SQFT OFC WORK	292	3	AVG RATE YR-END RENT	12.67	3
			RENTABLE GROSS SQFT	95	5

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	58	5	ADMIN TOTAL	90	5
PAYROLL	48	1	PAYROLL	16	4
CONTRACT	50	5	MGMT FEES	47	3
SUP MAT MISC	03	3	LEGAL FEES	01	5
TRASH REMOVAL	03	4	AUDIT FEES	01	5
			GEN OFC EXP	14	1
REPR MAINT TOTAL	86	5	OTHER ADM EXP	16	5
PAYROLL	29	5			
ELEVATOR	22	5	FIXED EXP TOTAL	2.51	5
HVAC	10	5	REAL ESTATE TAX	2.34	5
ELECTRICAL	03	2	BUILDING INS	12	5
STRUCT ROOF			PERS PROP TAX		
PLUMBING	01	2	OTHER TAXES	07	2
FIRE LIFE SFTY	00	2			
OTHER MAINT SUP	24	4	LEASING EXPENSES	53	3
			ADV PROMOTION	1.39	2
UTILITIES TOTAL	1.18	5	COMM FEES	09	2
ELECTRIC	95	5	TENANT ALTS	18	2
GAS	18	4	BUY-OUTS		
FUEL OIL	00	1			
PURCH STEAM			TOTAL PAYROLL	75	5
PURCH CH WTR			CLEANING	48	1
COAL			REPAIR MAINT	29	5
WATER SEWER	06	4	RDS GROUNDS	04	2
			SECURITY	12	4
RDS GNDS SEC TOT	41	5	ADMINISTRATIVE	16	4
RDS GNDS TOTAL	08	3			
RDS GNDS PAYRL	04	2	TOTAL CONTRACTS	1.11	5
RDS GNDS CONTR	05	2	CLEANING	50	5
RDS GNDS OTHER	03	2	REPAIR MAINT	28	4
SECURITY TOTAL	41	5	RDS GROUNDS	05	2
SEC PAYROLL	12	4	SECURITY	28	2
SEC CONTRACTS	28	2	ADMINISTRATIVE	04	4
SEC OTHER	10	3			

All line items are computed as stand alone figures. Columns will not add to match totals.

CANADIAN PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
10-19 YEARS 5 - 9 STORIES

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 830.618 SQ FT					241.115 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	15.26	15.43	13.26	16.40
RETAIL AREA	24	24			1				
OTHER AREA	1.83	1.83			1				
TOTAL RENT	4.31	12.45	6.89	14.62	4				
MISCELLANEOUS	02	02			3				
TOTAL INCOME	4.34	12.49	6.90	14.66	4				
EXPENSE									
CLEANING	93	91	39	3.66	5	3.20	1.00	79	7.49
REPAIR-MAINT	1.14	83	47	4.83	5	3.92	1.20	89	9.48
UTILITIES	79	1.80	89	2.65	5	2.73	1.84	1.53	4.82
RDS GNDS SEC	14	04	01	61	5	14	04	01	61
ADMINISTRATIVE	45	94	46	1.75	5	45	94	46	1.75
TOTAL OPER EXP	3.44	5.53	2.47	12.75	5	11.85	5.53	4.30	25.43
FIXED EXPENSES	1.13	2.21	95	3.50	5	1.13	2.21	95	3.50
TOTAL OPER+FIXED	4.57	7.21	3.74	16.19	5	12.98	7.82	5.58	28.57
LEASING EXP	09	10	07	20	4				
TOTAL PAYROLL	1.47	1.02	25	6.31	5				
TOTAL CONTRACT	55	1.42	64	1.64	5				

AVG SQFT OFC TEN	6733	3	AVG OFFICE OCCUPANCY	89.5	5
AVG SQFT RET TEN	132234	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	57	4	AVG RATE YR-END RENT	14.25	4
			RENTABLE GROSS SQFT	97	5

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	91	5	ADMIN TOTAL	94	5
PAYROLL	41	5	PAYROLL	1.70	1
CONTRACT	24	3	MGMT FEES	81	4
SUP MAT MISC	02	5	LEGAL FEES	42	2
TRASH REMOVAL	04	4	AUDIT FEES	02	4
			GEN OFC EXP	02	3
REPR MAINT TOTAL	83	5	OTHER ADM EXP	07	1
PAYROLL	42	5			
ELEVATOR	12	5	FIXED EXP TOTAL	2.21	5
HVAC	22	5	REAL ESTATE TAX	2.13	5
ELECTRICAL	04	4	BUILDING INS	08	5
STRUCT ROOF	05	2	PERS PROP TAX	25	1
PLUMBING	02	4	OTHER TAXES	00	1
FIRE LIFE SFTY	04	4			
OTHER MAINT SUP	14	5	LEASING EXPENSES	10	4
			ADV PROMOTION	05	3
UTILITIES TOTAL	1.80	5	COMM FEES	12	2
ELECTRIC	1.66	5	TENANT ALTS	05	3
GAS	11	3	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	1.02	5
PURCH CH WTR			CLEANING	41	5
COAL			REPAIR MAINT	42	5
WATER SEWER	12	3	RDS GROUNDS		
			SECURITY	01	1
RDS GNDS SEC TOT	04	5	ADMINISTRATIVE	1.70	1
RDS GNDS TOTAL	07	4			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.42	5
RDS GNDS CONTR	03	3	CLEANING	24	3
RDS GNDS OTHER	00	3	REPAIR MAINT	22	4
SECURITY TOTAL	01	4	RDS GROUNDS	-03	3
SEC PAYROLL	01	1	SECURITY	45	2
SEC CONTRACTS	45	2	ADMINISTRATIVE	88	4
SEC OTHER	00	2			

All line items are computed as stand alone figures. Columns will not add to match totals.

Age/Height Analysis

CANADIAN PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
10-19 YEARS 10 - 19 STORIES

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS 4,410,275 SQ FT					4,267,989 SQ FT			
	DOLLARS/SQ FT		MID RANGE		# BLDS	DOLLARS/SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					14	12.22	13.19	9.43	15.27
RETAIL AREA	11.03	13.50	3.93	25.95	7				
OTHER AREA	8.83	7.14	5.14	18.87	4				
TOTAL RENT	12.05	12.57	9.48	14.45	14				
MISCELLANEOUS	1.42	.63	.09	1.99	7				
TOTAL INCOME	12.76	12.59	10.60	14.45	14				
EXPENSE									
CLEANING	.71	.77	.65	1.13	15	.73	.87	.70	1.18
REPAIR/MAINT	.68	.87	.58	1.16	15	.70	.92	.66	1.37
UTILITIES	.81	1.45	1.21	1.69	15	.84	1.49	1.36	1.75
RDS/GNDS/SEC	.11	.15	.02	.33	13	.11	.15	.02	.33
ADMINISTRATIVE	.31	.53	.22	.71	14	.31	.53	.22	.71
TOTAL OPER EXP	2.61	4.17	3.20	4.51	15	2.69	4.20	3.37	5.20
FIXED EXPENSES	2.74	2.65	2.12	3.21	14	2.74	2.65	2.12	3.21
TOTAL OPER+FIXED	4.10	6.79	5.37	7.27	15	7.17	6.97	5.54	8.48
LEASING EXP	.93	.47	.13	2.18	10				
TOTAL PAYROLL	.48	.50	.27	.70	14				
TOTAL CONTRACT	.90	1.47	1.00	1.98	12				

AVG SQFT OFC TEN	13208	15	AVG OFFICE OCCUPANCY	94.7	15
AVG SQFT RET TEN	2579	8	AVG RETAIL OCCUPANCY	89.6	9
AVG SQFT OFC WORK	448	13	AVG RATE YR-END RENT	13.40	12
			RENTABLE/GROSS SQFT	.98	15

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS/SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.88	12	ADMIN TOTAL	.44	11
PAYROLL	.19	6	PAYROLL	.11	7
CONTRACT	.74	11	MGMT FEES	.34	7
SUP/MAT/MISC	.06	10	LEGAL FEES	.01	8
TRASH REMOVAL	.03	10	AUDIT FEES	.02	7
REPR/MAINT TOTAL	.91	12	GEN OFC EXP	.06	8
PAYROLL	.22	9	OTHER ADM EXP	.00	7
ELEVATOR	.14	12	FIXED EXP TOTAL	2.73	11
HVAC	.14	12	REAL ESTATE TAX	2.64	11
ELECTRICAL	.04	11	BUILDING INS	.08	11
STRUCT/ROOF	.35	5	PERS PROP TAX		
PLUMBING	.02	7	OTHER TAXES	.02	1
FIRE/LIFE SFTY	.03	5	LEASING EXPENSES	1.26	8
OTHER MAINT/SUP	.13	12	ADV/PROMOTION	.00	6
UTILITIES TOTAL	1.44	12	COMM FEES	.15	8
ELECTRIC	1.13	12	TENANT ALTS	1.56	7
GAS	.27	10	BUY OUTS		
FUEL OIL	.19	2	TOTAL PAYROLL	.53	12
PURCH STEAM	.38	1	CLEANING	.19	6
PURCH CH WTR			REPAIR/MAINT	.22	9
COAL			RDS/GROUNDS	.06	1
WATER/SEWER	.04	9	SECURITY	.16	3
RDS/GNDS/SEC TOT	.15	11	ADMINISTRATIVE	.11	7
RDS/GNDS TOTAL	.04	6	TOTAL CONTRACTS	1.47	12
RDS/GNDS PAYRL	.08	1	CLEANING	.74	11
RDS/GNDS CONTR	.01	5	REPAIR/MAINT	.38	12
RDS/GNDS OTHER	.01	2	RDS/GROUNDS	.01	5
SECURITY TOTAL	.16	10	SECURITY	.23	7
SEC PAYROLL	.15	3	ADMINISTRATIVE	.40	9
SEC CONTRACTS	.23	7			
SEC OTHER	.02	3			

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CANADIAN PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
10-19 YEARS 20 - 29 STORIES

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS 4,636,544 SQ FT					4,356,515 SQ FT			
	DOLLARS/SQ FT		MID RANGE		# BLDS	DOLLARS/SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					14	16.43	15.33	9.65	21.11
RETAIL AREA	25.63	11.40	8.02	58.38	9				
OTHER AREA	2.71	2.54			3				
TOTAL RENT	16.30	15.18	9.42	21.15	14				
MISCELLANEOUS	.27	.03	.01	.33	10				
TOTAL INCOME	16.57	15.49	9.63	21.15	14				
EXPENSE									
CLEANING	1.08	.59	.51	1.13	14	1.15	.64	.56	1.18
REPAIR/MAINT	.86	.88	.55	1.03	14	.91	.94	.63	1.07
UTILITIES	1.42	1.46	1.11	1.64	14	1.51	1.54	1.18	1.89
RDS/GNDS/SEC	.49	.16	.02	.30	14	.49	.18	.02	.30
ADMINISTRATIVE	.57	.39	.23	.99	14	.57	.39	.23	.99
TOTAL OPER EXP	4.41	3.67	3.07	4.67	14	4.69	3.99	3.51	4.87
FIXED EXPENSES	3.18	2.51	2.27	3.08	13	3.18	2.51	2.27	3.08
TOTAL OPER+FIXED	7.33	6.16	5.57	8.16	14	7.47	6.48	6.20	8.41
LEASING EXP	.42	.44	.04	.79	9				
TOTAL PAYROLL	.93	.45	.32	.55	13				
TOTAL CONTRACT	1.19	1.04	.61	1.45	13				

AVG SQFT OFC TEN	17952	14	AVG OFFICE OCCUPANCY	59.0	14
AVG SQFT RET TEN	2930	11	AVG RETAIL OCCUPANCY	87.8	11
AVG SQFT OFC WORK	184	8	AVG RATE YR-END RENT	16.86	11
			RENTABLE/GROSS SQFT	.95	14

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS/SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.58	10	ADMIN TOTAL	.37	10
PAYROLL	1.54	2	PAYROLL	.15	9
CONTRACT	.54	9	MGMT FEES	.48	4
SUP/MAT/MISC	.01	10	LEGAL FEES	.02	10
TRASH REMOVAL	.03	10	AUDIT FEES	.00	6
REPR/MAINT TOTAL	.91	10	GEN OFC EXP	.01	10
PAYROLL	.31	6	OTHER ADM EXP	.02	6
ELEVATOR	.17	10	FIXED EXP TOTAL	2.46	10
HVAC	.07	10	REAL ESTATE TAX	2.21	10
ELECTRICAL	.12	9	BUILDING INS	.11	10
STRUCT/ROOF	.03	7	PERS PROP TAX		
PLUMBING	.01	9	OTHER TAXES	.08	6
FIRE/LIFE SFTY	.01	6	LEASING EXPENSES	.08	7
OTHER MAINT/SUP	.24	10	ADV/PROMOTION	.00	4
UTILITIES TOTAL	1.47	10	COMM FEES	.14	4
ELECTRIC	.93	10	TENANT ALTS	.48	4
GAS	.20	6	BUY OUTS	.06	1
FUEL OIL	.95	4	TOTAL PAYROLL	.39	10
PURCH STEAM	.52	1	CLEANING	1.54	2
PURCH CH WTR			REPAIR/MAINT	.31	6
COAL			RDS/GROUNDS		
WATER/SEWER	.08	10	SECURITY	.15	2
RDS/GNDS/SEC TOT	.08	10	ADMINISTRATIVE	.15	9
RDS/GNDS TOTAL	.01	6	TOTAL CONTRACTS	1.07	10
RDS/GNDS PAYRL			CLEANING	.54	9
RDS/GNDS CONTR	.01	7	REPAIR/MAINT	.30	10
RDS/GNDS OTHER	.00	3	RDS/GROUNDS	.01	7
SECURITY TOTAL	.14	6	SECURITY	.12	6
SEC PAYROLL	.15	2	ADMINISTRATIVE	.34	7
SEC CONTRACTS	.12	6			
SEC OTHER	.01	2			

All line items are computed as stand alone figures. Columns will not add to match totals.

CANADIAN PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
20-29 YEARS LESS THAN 5 STORIES

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	110,653 SQ FT				101,104 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	10.07	8.66	7.34	11.08
RETAIL AREA									
OTHER AREA	2.89	4.48			2				
TOTAL RENT	9.45	8.07	7.36	10.49	4				
MISCELLANEOUS									
TOTAL INCOME	9.45	8.07	7.36	10.49	4				
EXPENSE									
CLEANING	76	65	42	95	4	83	67	46	1.04
REPAIR MAINT	78	69	43	90	4	85	73	46	97
UTILITIES	88	79	52	97	4	96	79	55	1.06
RDS GNDS SEC	24	22	16	26	4	24	22	16	26
ADMINISTRATIVE	37	37	33	42	4	37	37	33	42
TOTAL OPER EXP	3.03	2.78	2.12	3.24	4	3.31	2.76	2.27	3.55
FIXED EXPENSES									
TOTAL OPER+FIXED	3.03	2.78	2.12	3.24	4		2.78	2.27	3.55
LEASING EXP									
TOTAL PAYROLL	74	63	52	78	4				
TOTAL CONTRACT	86	83	58	1.02	4				

AVG SQFT OFC TEN	5503	4	AVG OFFICE OCCUPANCY	92.5	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	526	4	AVG RATE YR END RENT	06	0
			RENTABLE GROSS SQFT	91	4

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	65	4	ADMIN TOTAL	37	4
PAYROLL	17	2	PAYROLL	30	4
CONTRACT	60	4	MGMT FEES		
SUP MAT MISC	01	2	LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
			OTHER ADM EXP	08	4
REPR MAINT TOTAL	69	4			
PAYROLL	30	4	FIXED EXP TOTAL		
ELEVATOR	06	2	REAL ESTATE TAX		
HVAC	13	4	BUILDING INS		
ELECTRICAL	04	4	PERS PROP TAX		
STRUCT ROOF			OTHER TAXES		
PLUMBING	01	4			
FIRE LIFE SFTY	01	2	LEASING EXPENSES		
OTHER MAINT SUP	09	4	ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL	79	4	TENANT ALTS		
ELECTRIC	63	4	BUY-OUTS		
GAS	16	2			
FUEL OIL			TOTAL PAYROLL	63	4
PURCH STEAM			CLEANING	17	2
PURCH CH WTR			REPAIR MAINT	30	4
COAL			RDS GROUNDS	00	3
WATER SEWER	05	4	SECURITY	00	1
			ADMINISTRATIVE	30	4
RDS GNDS SEC TOT	22	4			
RDS GNDS TOTAL	20	4	TOTAL CONTRACTS	63	4
RDS GNDS PAYRL	00	3	CLEANING	60	4
RDS GNDS CONTR	16	4	REPAIR MAINT		
RDS GNDS OTHER	02	1	RDS GROUNDS	16	4
SECURITY TOTAL	04	2	SECURITY	04	2
SEC PAYROLL	00	1	ADMINISTRATIVE		
SEC CONTRACTS	04	2			
SEC OTHER					

All line items are computed as stand alone figures. Columns will not add to match totals.

CANADIAN PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
20-29 YEARS 5 - 9 STORIES

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	578,139 SQ FT				551,749 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	5.70	11.78		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5.43	11.78			3				
MISCELLANEOUS	07	07			1				
TOTAL INCOME	5.45	11.78			3				
EXPENSE									
CLEANING	81	89	78	93	4	85	92	81	95
REPAIR MAINT	1.41	1.37	98	1.60	4	1.48	1.37	1.02	1.64
UTILITIES	2.26	2.08	1.56	2.46	4	2.37	2.17	1.56	2.61
RDS GNDS SEC	75	54	22	91	4	75	54	22	91
ADMINISTRATIVE	1.03	97	76	1.24	4	1.03	97	76	1.24
TOTAL OPER EXP	6.27	5.31	5.04	6.59	4	6.57	5.53	5.04	6.99
FIXED EXPENSES	4.42	3.68	3.35	4.76	4	4.42	3.68	3.35	4.76
TOTAL OPER+FIXED	10.69	9.75	8.39	11.35	4	10.99	9.97	8.39	11.75
LEASING EXP	1.71	1.92			2				
TOTAL PAYROLL	1.87	73	47	1.99	4				
TOTAL CONTRACT	1.73	1.91	1.49	2.64	4				

AVG SQFT OFC TEN	5385	3	AVG OFFICE OCCUPANCY	94.9	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	179	3	AVG RATE YR END RENT	11.00	3
			RENTABLE GROSS SQFT	1.00	4

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	89	4	ADMIN TOTAL	97	4
PAYROLL	82	1	PAYROLL	57	4
CONTRACT	58	4	MGMT FEES	41	2
SUP MAT MISC	08	4	LEGAL FEES		
TRASH REMOVAL	09	3	AUDIT FEES	03	1
			GEN OFC EXP	08	3
			OTHER ADM EXP	09	3
REPR MAINT TOTAL	1.37	4			
PAYROLL	64	2	FIXED EXP TOTAL	3.68	4
ELEVATOR	12	4	REAL ESTATE TAX	3.28	4
HVAC	21	4	BUILDING INS	07	4
ELECTRICAL	18	4	PERS PROP TAX	01	1
STRUCT ROOF	02	1	OTHER TAXES	88	3
PLUMBING	02	4			
FIRE LIFE SFTY	09	3	LEASING EXPENSES	1.92	3
OTHER MAINT SUP	38	4	ADV PROMOTION	01	2
			COMM FEES	47	2
UTILITIES TOTAL	2.08	4	TENANT ALTS	1.43	2
ELECTRIC	1.74	4	BUY-OUTS		
GAS	23	4			
FUEL OIL			TOTAL PAYROLL	73	4
PURCH STEAM			CLEANING	82	1
PURCH CH WTR			REPAIR MAINT	64	2
COAL			RDS GROUNDS	10	1
WATER SEWER	09	4	SECURITY	00	1
			ADMINISTRATIVE	57	4
RDS GNDS SEC TOT	54	4			
RDS GNDS TOTAL	05	4	TOTAL CONTRACTS	1.91	4
RDS GNDS PAYRL	15	1	CLEANING	58	4
RDS GNDS CONTR	04	4	REPAIR MAINT	74	4
RDS GNDS OTHER	01	2	RDS GROUNDS	04	4
SECURITY TOTAL	47	4	SECURITY	39	4
SEC PAYROLL	00	1	ADMINISTRATIVE	42	2
SEC CONTRACTS	39	4			
SEC OTHER	08	3			

All line items are computed as stand alone figures. Columns will not add to match totals.

Age/Height Analysis

CANADIAN PRIVATE SECTOR
NATIONAL AGE/HEIGHT ANALYSIS
20-29 YEARS 10 - 19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS 1,584,351 SQ FT					1,527,464 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					7	10 80	11 22	10 37	12 02
RETAIL AREA	14 09	13 33	8 65	22 58	4				
OTHER AREA		40 70	4 64		4				
TOTAL RENT	7 57	10 47	9 27	11 88	8				
MISCELLANEOUS	1 16	12			3				
TOTAL INCOME	7 86	11 16	9 41	13 77	8				
EXPENSE									
CLEANING	84	71	64	92	8	87	75	67	92
REPAIR-MAINT	2 46	1 23	85	1 65	8	2 54	1 31	88	1 70
UTILITIES	1 73	1 65	1 30	1 89	8	1 77	1 76	1 34	1 90
RDS GNDS SEC	20	15	07	25	6	20	15	07	25
ADMINISTRATIVE	3 12	51	40	1 24	8	3 12	51	40	1 24
TOTAL OPER EXP	8 32	4 25	3 41	5 69	8	8 59	4 50	3 59	5 77
FIXED EXPENSES	2 13	1 80	1 56	2 59	8	2 13	1 80	1 56	2 59
TOTAL OPER+FIXED	10 45	6 40	5 29	9 31	8	10 72	6 64	5 43	9 43
LEASING EXP	94	47	11	1 48	4				
TOTAL PAYROLL	2 77	59	25	1 26	8				
TOTAL CONTRACT	2 55	1 45	86	2 30	8				

AVG SQFT OFC TEN	6952	7	AVG OFFICE OCCUPANCY	94 7	8
AVG SQFT RET TEN	1753	4	AVG RETAIL OCCUPANCY	88 2	5
AVG SQFT OFC WORK	245	5	AVG RATE YR END RENT	17 19	6
			RENTABLE GROSS SQFT	95	8

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	71	8	ADMIN TOTAL	51	6
PAYROLL	1 02	1	PAYROLL	64	3
CONTRACT	65	7	MGMT FEES	46	6
SUP MAT MISC	07	4	LEGAL FEES	01	5
TRASH REMOVAL	06	4	AUDIT FEES	03	3
			GEN OFC EXP	48	5
REPR MAINT TOTAL	1 23	8	OTHER ADM EXP	06	1
PAYROLL	40	7			
ELEVATOR	13	8	FIXED EXP TOTAL	1 80	8
HVAC	19	8	REAL ESTATE TAX	1 74	7
ELECTRICAL	06	7	BUILDING INS	06	7
STRUCT ROOF	08	7	PERS PROP TAX	04	1
PLUMBING	04	5	OTHER TAXES	43	1
FIRE LIFE SFTY	01	5			
OTHER MAINT SUP	15	7	LEASING EXPENSES	47	4
			ADV PROMOTION	07	2
UTILITIES TOTAL	1 65	8	COMM FEES	07	3
ELECTRIC	1 09	8	TENANT ALTS	1 38	2
GAS	26	5	BUY OUTS		
FUEL OIL					
PURCH STEAM	43	2	TOTAL PAYROLL	59	6
PURCH CH WTR			CLEANING	1 02	1
COAL			REPAIR MAINT	40	7
WATER SEWER	06	6	RDS GROUNDS		
			SECURITY	15	1
RDS GNDS SEC TOT	15	6	ADMINISTRATIVE	64	3
RDS GNDS TOTAL	01	2			
RDS GNDS PAYRL			TOTAL CONTRACTS	1 45	8
RDS GNDS CONTR	01	1	CLEANING	65	7
RDS GNDS OTHER	01	2	REPAIR MAINT	24	7
SECURITY TOTAL	15	6	RDS GROUNDS	01	1
SEC PAYROLL	15	1	SECURITY	11	6
SEC CONTRACTS	11	6	ADMINISTRATIVE	44	7
SEC OTHER	05	2			

All line items are computed as stand alone figures. Columns will not add to match totals.

CANADIAN PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
0-9 YEARS ALL SIZES

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	48 BLDS 12,963,353 SQ FT					11,879,582 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					45	16.18	15.01	9.90	19.82
RETAIL AREA	17.99	16.35	7.67	26.45	28				
OTHER AREA	6.23	4.14	3.45	5.72	11				
TOTAL RENT	15.79	14.99	9.46	17.63	46				
MISCELLANEOUS	.44	.10	.02	.26	24				
TOTAL INCOME	16.01	15.07	9.57	17.78	46				
EXPENSE									
CLEANING	.83	.70	.55	.90	47	.90	.75	.58	1.02
REPAIR MAINT	.96	.86	.72	1.03	47	1.04	.90	.80	1.12
UTILITIES	1.34	1.31	1.09	1.45	47	1.44	1.38	1.14	1.72
RDS GNDS SEC	.31	.28	.18	.41	44	.31	.28	.18	.41
ADMINISTRATIVE	.60	.50	.39	.94	46	.60	.50	.39	.94
TOTAL OPER EXP	4.00	4.06	3.30	4.43	47	4.31	4.19	3.51	5.05
FIXED EXPENSES	3.00	2.55	1.96	3.68	45	3.00	2.55	1.96	3.68
TOTAL OPER+FIXED	6.90	6.37	5.33	7.95	47	7.37	6.76	5.56	8.77
LEASING EXP	1.22	.59	.17	2.04	28				
TOTAL PAYROLL	.76	.51	.37	.75	43				
TOTAL CONTRACT	1.17	1.30	.94	1.61	46				

AVG SQFT OFC TEN	11446	45	AVG OFFICE OCCUPANCY	92.6	48
AVG SQFT RET TEN	2503	29	AVG RETAIL OCCUPANCY	89.4	35
AVG SQFT OFC WORK	200	32	AVG RATE YR END RENT	14.50	39
			RENTABLE GROSS SQFT	.90	48

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.70	46	ADMIN TOTAL	.49	45
PAYROLL	.17	14	PAYROLL	.27	26
CONTRACT	.63	43	MGMT FEES	.42	29
SUP MAT MISC	.05	39	LEGAL FEES	.02	19
TRASH REMOVAL	.03	36	AUDIT FEES	.01	23
			GEN OFC EXP	.05	26
REPR MAINT TOTAL	.86	46	OTHER ADM EXP	.03	28
PAYROLL	.32	34			
ELEVATOR	.16	43	FIXED EXP TOTAL	2.53	44
HVAC	.15	43	REAL ESTATE TAX	2.34	43
ELECTRICAL	.04	34	BUILDING INS	.09	41
STRUCT ROOF	.04	15	PERS PROP TAX	.00	5
PLUMBING	.01	29	OTHER TAXES	.02	11
FIRE LIFE SFTY	.02	26			
OTHER MAINT SUP	.19	44	LEASING EXPENSES	.53	22
			ADV PROMOTION	.02	15
UTILITIES TOTAL	1.31	46	COMM FEES	.23	21
ELECTRIC	1.04	46	TENANT ALTS	.56	20
GAS	.22	36	BUY OUTS	.11	4
FUEL OIL	.01	6			
PURCH STEAM	.39	3	TOTAL PAYROLL	.51	42
PURCH CH WTR			CLEANING	.17	14
COAL			REPAIR MAINT	.32	34
WATER SEWER	.05	36	RDS GROUNDS	.07	11
			SECURITY	.08	17
RDS GNDS SEC TOT	.29	43	ADMINISTRATIVE	.27	28
RDS GNDS TOTAL	.03	33			
RDS GNDS PAYRL	.07	11	TOTAL CONTRACTS	1.30	45
RDS GNDS CONTR	.02	28	CLEANING	.63	43
RDS GNDS OTHER	.01	18	REPAIR MAINT	.29	38
SECURITY TOTAL	.24	42	RDS GROUNDS	.02	28
SEC PAYROLL	.08	17	SECURITY	.25	31
SEC CONTRACTS	.25	31	ADMINISTRATIVE	.36	30
SEC OTHER	.03	14			

All line items are computed at stand alone figures. Columns will not add to match totals.

CANADIAN PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
0-9 YEARS 50,000 - 100,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS 427,661 SQ FT					374,117 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	15.93	18.68	8.90	22.65
RETAIL AREA	15.91	15.91			1				
OTHER AREA									
TOTAL RENT	14.38	16.30	9.61	18.39	5				
MISCELLANEOUS	.01	.00			3				
TOTAL INCOME	14.38	16.30	9.61	18.39	5				
EXPENSE									
CLEANING	.94	.98	.50	1.45	6	1.06	1.10	.57	1.63
REPAIR MAINT	.78	.79	.56	.99	6	.87	.87	.66	1.08
UTILITIES	1.49	1.40	1.35	1.67	6	1.61	1.54	1.40	1.91
RDS GNDS SEC	.28	.27	.07	.56	6	.28	.27	.07	.56
ADMINISTRATIVE	.62	.42	.39	1.11	6	.62	.42	.39	1.11
TOTAL OPER EXP	4.10	4.36	3.27	4.90	6	4.56	4.64	3.73	5.64
FIXED EXPENSES	3.27	3.57	1.81	4.66	6	3.27	3.57	1.81	4.66
TOTAL OPER+FIXED	7.37	7.97	5.09	9.52	6	7.83	8.62	5.54	9.89
LEASING EXP	.64	.22	.08	1.62	6				
TOTAL PAYROLL	.70	.67	.47	.90	4				
TOTAL CONTRACT	1.75	2.10	.95	2.49	6				

AVG SQFT OFC TEN	3026	6	AVG OFFICE OCCUPANCY	84.1	6
AVG SQFT RET TEN	3054	4	AVG RETAIL OCCUPANCY	100.0	4
AVG SQFT OFC WORK	93	2	AVG RATE YR END RENT	10.83	6
			RENTABLE GROSS SQFT	.91	6

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.98	6	ADMIN TOTAL	.42	6
PAYROLL	.49	3	PAYROLL	.37	2
CONTRACT	.76	5	MGMT FEES	.34	5
SUP MAT MISC	.07	6	LEGAL FEES	.03	3
TRASH REMOVAL	.03	4	AUDIT FEES	.04	3
			GEN OFC EXP	.03	4
REPR MAINT TOTAL	.79	6	OTHER ADM EXP	.03	5
PAYROLL	.31	2			
ELEVATOR	.10	5	FIXED EXP TOTAL	3.57	6
HVAC	.18	5	REAL ESTATE TAX	2.64	6
ELECTRICAL	.04	6	BUILDING INS	.06	6
STRUCT ROOF	.07	4	PERS PROP TAX	.00	3
PLUMBING	.01	4	OTHER TAXES	1.78	1
FIRE LIFE SFTY	.07	3			
OTHER MAINT SUP	.19	6	LEASING EXPENSES	.22	6
			ADV PROMOTION	.05	4
UTILITIES TOTAL	1.40	6	COMM FEES	.20	4
ELECTRIC	1.14	6	TENANT ALTS	.19	4
GAS	.29	3	BUY OUTS		
FUEL OIL					
PURCH STEAM	.31	2	TOTAL PAYROLL	.67	4
PURCH CH WTR			CLEANING	.49	3
COAL			REPAIR MAINT	.31	2
WATER SEWER	.04	5	RDS GROUNDS	.08	1
			SECURITY	.05	2
RDS GNDS SEC TOT	.27	6	ADMINISTRATIVE	.37	2
RDS GNDS TOTAL	.03	4			
RDS GNDS PAYRL	.08	1	TOTAL CONTRACTS	2.10	6
RDS GNDS CONTR	.02	4	CLEANING	.76	5
RDS GNDS OTHER	.00	2	REPAIR MAINT	.47	6
SECURITY TOTAL	.21	6	RDS GROUNDS	.02	4
SEC PAYROLL	.05	2	SECURITY	.28	5
SEC CONTRACTS	.28	5	ADMINISTRATIVE	.36	5
SEC OTHER	.01	1			

All line items are computed at stand alone figures. Columns will not add to match totals.

CANADIAN PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
0-9 YEARS 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	25 BLDS 4,276,230 SQ FT					3,936,443 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					24	14.23	14.58	9.90	17.21
RETAIL AREA	12.56	15.63	6.38	28.47	14				
OTHER AREA	10.25	4.14	3.72	10.57	5				
TOTAL RENT	13.71	14.61	8.55	17.15	25				
MISCELLANEOUS	1.08	11	02	30	11				
TOTAL INCOME	14.16	14.61	8.80	17.15	25				
EXPENSE									
CLEANING	92	70	55	84	25	98	71	57	93
REPAIR MAINT	1.33	98	77	1.20	25	1.42	1.03	82	1.31
UTILITIES	1.65	1.31	1.08	1.79	25	1.75	1.38	1.12	2.08
RDS GNDS SEC	35	27	21	40	24	35	27	21	40
ADMINISTRATIVE	69	54	44	85	25	69	54	44	85
TOTAL OPER EXP	4.92	4.08	3.70	4.45	25	5.25	4.19	3.70	5.05
FIXED EXPENSES	4.01	2.31	1.97	3.99	23	4.01	2.31	1.97	3.99
TOTAL OPER+FIXED	8.53	6.36	5.73	7.95	25	9.51	6.46	5.86	8.54
LEASING EXP	1.82	1.12	18	2.23	15				
TOTAL PAYROLL	75	46	36	58	24				
TOTAL CONTRACT	1.66	1.35	1.04	2.02	25				

AVG SQFT OFC TEN	7386	25	AVG OFFICE OCCUPANCY	88.7	25
AVG SQFT RET TEN	3165	13	AVG RETAIL OCCUPANCY	95.2	16
AVG SQFT OFC WORK	170	18	AVG RATE YR-END RENT	14.81	22
			RENTABLE GROSS SQFT	85	25

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	70	25
PAYROLL	11	7
CONTRACT	62	25
SUP MAT MISC	05	23
TRASH REMOVAL	03	21
REPR MAINT TOTAL	98	25
PAYROLL	35	19
ELEVATOR	15	24
HVAC	18	24
ELECTRICAL	04	21
STRUCT ROOF	01	7
PLUMBING	02	18
FIRE LIFE SFTY	02	17
OTHER MAINT SUP	18	25
UTILITIES TOTAL	1.31	25
ELECTRIC	1.04	25
GAS	24	23
FUEL OIL	52	2
PURCH STEAM	49	1
PURCH CH WTR		
COAL		
WATER SEWER	05	21
RDS GNDS SEC TOT	27	24
RDS GNDS TOTAL	04	20
RDS GNDS PAYRL	05	6
RDS GNDS CONTR	03	17
RDS GNDS OTHER	01	11
SECURITY TOTAL	24	23
SEC PAYROLL	04	5
SEC CONTRACTS	23	22
SEC OTHER	01	6

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	54	25
PAYROLL	32	13
MGMT FEES	42	17
LEGAL FEES	05	6
AUDIT FEES	02	9
GEN OFC EXP	05	16
OTHER ADM EXP	03	12
FIXED EXP TOTAL	2.31	23
REAL ESTATE TAX	2.26	22
BUILDING INS	11	21
PERS PROP TAX	1.32	1
OTHER TAXES	02	5
LEASING EXPENSES	1.12	15
ADV PROMOTION	02	9
COMM FEES	37	14
TENANT ALTS	1.07	12
BUY-OUTS	20	3
TOTAL PAYROLL	48	24
CLEANING	11	7
REPAIR MAINT	35	19
RDS GROUNDS	05	6
SECURITY	04	5
ADMINISTRATIVE	32	13
TOTAL CONTRACTS	1.35	25
CLEANING	62	25
REPAIR MAINT	42	19
RDS GROUNDS	03	17
SECURITY	23	22
ADMINISTRATIVE	40	16

All line items are computed as stand alone figures. Columns will not add to match totals.

CANADIAN PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
0-9 YEARS 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS 4,797,042 SQ FT					4,292,242 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					11	17.98	16.20	15.06	22.83
RETAIL AREA	20.98	18.52	11.51	29.15	11				
OTHER AREA	4.26	4.39	3.41	5.20	5				
TOTAL RENT	18.01	16.22	14.79	22.50	11				
MISCELLANEOUS	18	17	01	26	9				
TOTAL INCOME	18.16	16.74	14.82	22.50	11				
EXPENSE									
CLEANING	71	69	58	90	11	79	75	65	1.09
REPAIR MAINT	81	84	75	91	11	89	93	79	1.11
UTILITIES	1.29	1.24	1.09	1.41	11	1.42	1.33	1.18	1.66
RDS GNDS SEC	35	37	13	49	10	35	37	13	49
ADMINISTRATIVE	70	81	31	1.09	11	70	81	31	1.09
TOTAL OPER EXP	3.83	3.82	3.42	4.50	11	4.25	4.42	3.51	5.27
FIXED EXPENSES	2.92	3.22	2.51	3.66	11	2.92	3.22	2.51	3.66
TOTAL OPER+FIXED	6.75	6.45	6.24	7.95	11	7.17	7.34	6.26	8.77
LEASING EXP	83	53	03	1.44	7				
TOTAL PAYROLL	73	75	46	84	11				
TOTAL CONTRACT	98	1.11	77	1.28	11				

AVG SQFT OFC TEN	13232	9	AVG OFFICE OCCUPANCY	91.2	11
AVG SQFT RET TEN	1956	9	AVG RETAIL OCCUPANCY	84.5	11
AVG SQFT OFC WORK	261	7	AVG RATE YR-END RENT	19.50	7
			RENTABLE GROSS SQFT	94	11

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	66	10
PAYROLL	67	2
CONTRACT	56	10
SUP MAT MISC	03	6
TRASH REMOVAL	03	8
REPR MAINT TOTAL	85	10
PAYROLL	29	10
ELEVATOR	18	10
HVAC	11	10
ELECTRICAL	04	5
STRUCT ROOF	03	1
PLUMBING	01	5
FIRE LIFE SFTY	01	5
OTHER MAINT SUP	22	9
UTILITIES TOTAL	1.21	10
ELECTRIC	1.02	10
GAS	16	8
FUEL OIL	01	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	06	7
RDS GNDS SEC TOT	41	9
RDS GNDS TOTAL	05	6
RDS GNDS PAYRL	07	3
RDS GNDS CONTR	03	5
RDS GNDS OTHER	00	3
SECURITY TOTAL	40	9
SEC PAYROLL	10	8
SEC CONTRACTS	33	3
SEC OTHER	10	5

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	65	10
PAYROLL	16	8
MGMT FEES	47	5
LEGAL FEES	01	9
AUDIT FEES	01	9
GEN OFC EXP	10	3
OTHER ADM EXP	08	9
FIXED EXP TOTAL	2.98	10
REAL ESTATE TAX	2.84	10
BUILDING INS	09	10
PERS PROP TAX		
OTHER TAXES	07	4
LEASING EXPENSES	41	6
ADV PROMOTION	04	3
COMM FEES	15	3
TENANT ALTS	20	4
BUY-OUTS	01	1
TOTAL PAYROLL	75	10
CLEANING	67	2
REPAIR MAINT	29	10
RDS GROUNDS	07	3
SECURITY	10	8
ADMINISTRATIVE	16	8
TOTAL CONTRACTS	1.05	10
CLEANING	56	10
REPAIR MAINT	25	9
RDS GROUNDS	03	5
SECURITY	33	3
ADMINISTRATIVE	04	8

All line items are computed as stand alone figures. Columns will not add to match totals.

Age/Size Analysis

CANADIAN PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
0-9 YEARS MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 3,429,145 SQ FT					3,247,945 SQ FT			
INCOME	DOLLARS SQ FT AVG	DOLLARS SQ FT MEDIAN	MID RANGE LOW	MID RANGE HIGH	# BLDS	DOLLAR SQ FT AVG	DOLLAR SQ FT MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA					3	16.13	14.26		
RETAIL AREA	21.81	21.81			1				
OTHER AREA	2.17	2.17			1				
TOTAL RENT	15.39	12.58			3				
MISCELLANEOUS									
TOTAL INCOME	15.39	12.58			3				
EXPENSE									
CLEANING	.88	.72	.41	1.51	4	.93	.80	.46	1.54
REPAIR MAINT	.75	.78	.66	.88	4	.79	.83	.73	.87
UTILITIES	1.02	.99	.95	1.11	4	1.06	1.08	.99	1.16
RDS GNDS SEC	.22	.21	.16	.29	4	.22	.21	.16	.29
ADMINISTRATIVE	.28	.21			3	.28	.21		
TOTAL OPER EXP	3.09	2.79	2.64	3.76	4	3.24	3.06	2.74	3.93
FIXED EXPENSES	1.97	2.10	1.55	2.42	4	1.97	2.10	1.55	2.42
TOTAL OPER+FIXED	5.05	4.88	4.26	5.11	4	5.21	5.15	4.36	6.28
LEASING EXP									
TOTAL PAYROLL	.83	.60	.38	1.49	4				
TOTAL CONTRACT	.75	.79	.58	.88	4				

		# BLDS			# BLDS
AVG SQFT OFC TEN	808982	3	AVG OFFICE OCCUPANCY	100.0	4
AVG SQFT RET TEN	2448	2	AVG RETAIL OCCUPANCY	95.9	3
AVG SQFT OFC WORK	205	3	AVG RATE OF ENF RENT	11.37	3
			RENTABLE GROSS SQFT	.91	4

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.72	4	ADMIN TOTAL	.21	3
PAYROLL	1.04	2	PAYROLL	.12	3
CONTRACT	.63	3	MGMT FEES	.04	1
SUP MAT MISC	.06	4	LEGAL FEES	.02	1
TRASH REMOVAL	.04	4	AUDIT FEES	.00	2
			GEN OFC EXP	.06	3
REPR MAINT TOTAL	.78	4	OTHER ADM EXP	.03	2
PAYROLL	.17	3			
ELEVATOR	.08	4	FIXED EXP TOTAL	2.10	4
HVAC	.09	3	REAL ESTATE TAX	2.01	4
ELECTRICAL	.07	3	BUILDING INS	.05	3
STRUCT ROOF	.10	2	PERS PROP TAX	.00	1
PLUMBING	.00	1	OTHER TAXES	.02	1
FIRE LIFE SFTY	.08	1			
OTHER MAINT SUP	.35	3	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	.99	4	COMM FEES		
ELECTRIC	.99	4	TENANT ALTS		
GAS	.12	1	BUY OUTS		
FUEL OIL	.01	2			
PURCH STEAM			TOTAL PAYROLL	.60	4
PURCH CH WTR			CLEANING	1.04	2
COAL			REPAIR MAINT	.17	3
WATER SEWER	.07	2	RDS GROUNDS	.08	1
			SECURITY	.14	2
RDS GNDS SEC TOT	.21	4	ADMINISTRATIVE	.12	3
RDS GNDS TOTAL	.03	3	TOTAL CONTRACTS	.79	4
RDS GNDS PAYRL	.08	1	CLEANING	.63	3
RDS GNDS CONTR	.01	2	REPAIR MAINT	.26	4
RDS GNDS OTHER	.02	2	RDS GROUNDS	.01	2
SECURITY TOTAL	.16	4	SECURITY	.35	1
SEC PAYROLL	.14	2	ADMINISTRATIVE	.04	1
SEC CONTRACTS	.35	1			
SEC OTHER	.07	2			

Line items are computed as stand alone figures. Columns will not add to totals.

CANADIAN PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
10-19 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	38 BLDS 11,135,870 SQ FT					9,887,357 SQ FT			
INCOME	DOLLARS SQ FT AVG	DOLLARS SQ FT MEDIAN	MID RANGE LOW	MID RANGE HIGH	# BLDS	DOLLAR SQ FT AVG	DOLLAR SQ FT MEDIAN	MID RANGE LOW	MID RANGE HIGH
OFFICE AREA					36	15.47	13.78	10.33	17.42
RETAIL AREA	9.05	12.83	7.99	25.95	19				
OTHER AREA	5.68	4.21	2.18	8.48	9				
TOTAL RENT	14.58	13.40	10.08	16.13	36				
MISCELLANEOUS	.51	.04	.02	.53	21				
TOTAL INCOME	14.84	13.40	10.72	16.33	38				
EXPENSE									
CLEANING	.90	.69	.57	1.17	38	1.01	.78	.61	1.21
REPAIR MAINT	.94	.88	.61	1.18	38	1.06	.97	.76	1.31
UTILITIES	1.17	1.49	1.21	1.73	38	1.31	1.58	1.34	1.90
RDS GNDS SEC	.30	.14	.02	.31	38	.30	.14	.02	.31
ADMINISTRATIVE	.45	.50	.26	.87	37	.45	.50	.26	.87
TOTAL OPER EXP	3.74	4.07	3.17	5.03	38	4.21	4.26	3.79	5.38
FIXED EXPENSES	2.86	2.48	2.12	3.06	30	2.86	2.47	2.12	3.06
TOTAL OPER+FIXED	5.99	6.83	5.57	7.81	38	7.76	6.91	6.04	8.38
LEASING EXP	.50	.22	.07	1.01	25				
TOTAL PAYROLL	.76	.48	.34	.70	36				
TOTAL CONTRACT	1.08	1.18	.79	1.80	34				

		# BLDS			# BLDS
AVG SQFT OFC TEN	14254	36	AVG OFFICE OCCUPANCY	91.7	38
AVG SQFT RET TEN	5603	23	AVG RETAIL OCCUPANCY	94.2	24
AVG SQFT OFC WORK	244	28	AVG RATE OF ENF RENT	15.59	31
			RENTABLE GROSS SQFT	.95	38

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.77	31	ADMIN TOTAL	.47	30
PAYROLL	.30	14	PAYROLL	.15	19
CONTRACT	.80	27	MGMT FEES	.46	17
SUP MAT MISC	.05	29	LEGAL FEES	.02	22
TRASH REMOVAL	.03	28	AUDIT FEES	.01	21
			GEN OFC EXP	.02	23
REPR MAINT TOTAL	.93	31	OTHER ADM EXP	.01	17
PAYROLL	.34	26			
ELEVATOR	.15	31	FIXED EXP TOTAL	2.43	30
HVAC	.12	31	REAL ESTATE TAX	2.24	30
ELECTRICAL	.09	27	BUILDING INS	.08	30
STRUCT ROOF	.07	15	PERS PROP TAX	.25	1
PLUMBING	.01	23	OTHER TAXES	.07	11
FIRE LIFE SFTY	.02	17			
OTHER MAINT SUP	.14	31	LEASING EXPENSES	.19	21
			ADV PROMOTION	.02	14
UTILITIES TOTAL	1.49	31	COMM FEES	.18	15
ELECTRIC	1.12	31	TENANT ALTS	.50	15
GAS	.24	22	BUY OUTS	.06	1
FUEL OIL	.93	7			
PURCH STEAM	.45	2	TOTAL PAYROLL	.47	31
PURCH CH WTR			CLEANING	.30	14
COAL			REPAIR MAINT	.34	26
WATER SEWER	.07	28	RDS GROUNDS	.04	2
			SECURITY	.11	8
RDS GNDS SEC TOT	.16	30	ADMINISTRATIVE	.15	19
RDS GNDS TOTAL	.01	21	TOTAL CONTRACTS	1.22	31
RDS GNDS PAYRL	.04	2	CLEANING	.80	27
RDS GNDS CONTR	.01	17	REPAIR MAINT	.31	30
RDS GNDS OTHER	.01	16	RDS GROUNDS	.01	17
SECURITY TOTAL	.11	26	SECURITY	.12	18
SEC PAYROLL	.11	8	ADMINISTRATIVE	.46	23
SEC CONTRACTS	.12	18			
SEC OTHER	.01	10			

Line items are computed as stand alone figures. Columns will not add to totals.

CANADIAN PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
10-19 YEARS LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 121,882 SQ FT					115,882 SQ FT			
INCOME	DOLLARS/SQ.FT.		MID RANGE		# BLDS	DOLLARS/SQ.FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	12.32	11.89		
RETAIL AREA									
OTHER AREA	1.83	1.83			1				
TOTAL RENT	11.80	11.89			3				
MISCELLANEOUS	.04	.04			2				
TOTAL INCOME	11.83	11.89			3				
EXPENSE									
CLEANING	.94	.79			3	.99	.79		
REPAIR/MAINT	1.26	1.03			3	1.33	1.03		
UTILITIES	1.68	1.66			3	1.77	1.80		
RDS/GNDS/SEC	.11	.11			3	.11	.11		
ADMINISTRATIVE	1.10	.86			3	1.10	.86		
TOTAL OPER EXP	5.09	5.53			3	5.35	5.53		
FIXED EXPENSES	1.86	1.83			3	1.86	1.83		
TOTAL OPER+FIXED	6.95	7.21			3	7.21	7.82		
LEASING EXP	.98	.12			3				
TOTAL PAYROLL	1.04	1.02			3				
TOTAL CONTRACT	1.31	1.42			3				

AVG SQFT OFC TEN	2331	3	AVG OFFICE OCCUPANCY	88.5	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	285	3	AVG RATE ON/GRD RENT	10.17	3
			RENTABLE/GROSS SQFT	90	3

COMPONENT COSTS: TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS/SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.79	3	ADMIN TOTAL	.86	3
PAYROLL	.77	2	PAYROLL		
CONTRACT	.46	2	MGMT FEES	.78	3
SUP/MAT/MISC	.07	3	LEGAL FEES	.75	1
TRASH REMOVAL	.04	2	AUDIT FEES	.07	2
			GEN OFC EXP	.07	1
			OTHER ADM EXP	.07	1
REPR/MAINT TOTAL	1.03	3			
PAYROLL	.45	3	FIXED EXP TOTAL	1.83	3
ELEVATOR	.15	3	REAL ESTATE TAX	1.68	3
HVAC	.19	3	BUILDING INS	.09	3
ELECTRICAL	.04	3	PERS PROP TAX	.25	1
STRUCT/ROOF	.57	1	OTHER TAXES		
PLUMBING	.02	2			
FIRE/LIFE SFTY	.04	3	LEASING EXPENSES	.12	3
OTHER MAINT/SUP	.14	3	ADV/PROMOTION	.08	1
			COMM FEES	.40	1
UTILITIES TOTAL	1.56	3	TENANT ALTS	1.23	2
ELECTRIC	1.34	3	BUY OUTS		
GAS	.27	2			
FUEL OIL			TOTAL PAYROLL	1.02	3
PURCH STEAM			CLEANING	.77	2
PURCH CH WTR			REPAIR/MAINT	.45	3
COAL			RDS/GROUNDS	.07	1
WATER/SEWER	.12	2	SECURITY		
			ADMINISTRATIVE		
RDS/GNDS/SEC TOT	.11	3			
RDS/GNDS TOTAL	.11	3	TOTAL CONTRACTS	1.42	3
RDS/GNDS PAYRL	.03	1	CLEANING	.46	2
RDS/GNDS CONTR	.03	3	REPAIR/MAINT	.17	3
RDS/GNDS OTHER	.01	3	RDS/GROUNDS	.03	3
SECURITY TOTAL	.51	2	SECURITY	.01	1
SEC PAYROLL			ADMINISTRATIVE	.86	3
SEC CONTRACTS	.01	1			
SEC OTHER	.59	2			

All line items are computed as stand alone figures. Components will not add to match totals.

CANADIAN PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
10-19 YEARS 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA*					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 340,549 SQ FT					246,541 SQ FT			
INCOME	DOLLARS/SQ.FT.		MID RANGE		# BLDS	DOLLARS/SQ.FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	15.39	16.23		
RETAIL AREA	12.78	12.78			1				
OTHER AREA									
TOTAL RENT	13.36	16.03			3				
MISCELLANEOUS	1.20	1.00			2				
TOTAL INCOME	14.15	16.03			3				
EXPENSE									
CLEANING	2.21	.94	.62	3.52	4	3.05	1.00	.72	7.33
REPAIR/MAINT	2.58	.96	.68	4.31	4	3.70	1.05	.84	9.02
UTILITIES	2.26	1.83	1.79	2.65	4	3.12	2.42	1.92	5.29
RDS/GNDS/SEC	.37	.11	.04	.63	4	.37	.11	.04	.63
ADMINISTRATIVE	.88	.74	.41	1.33	4	.88	.74	.41	1.33
TOTAL OPER EXP	8.40	4.51	3.79	12.19	4	11.60	4.94	4.65	24.76
FIXED EXPENSES	3.30	2.93	2.36	4.03	4	3.30	2.93	2.36	4.03
TOTAL OPER+FIXED	11.70	7.30	6.15	16.22	4	14.90	7.88	7.00	28.79
LEASING EXP	1.63	1.40			2				
TOTAL PAYROLL	3.34	.49	.37	5.78	4				
TOTAL CONTRACT	1.36	1.51	1.09	1.69	4				

AVG SQFT OFC TEN	2580	3	AVG OFFICE OCCUPANCY	91.8	4
AVG SQFT RET TEN	1992	2	AVG RETAIL OCCUPANCY	91.2	2
AVG SQFT OFC WORK	72	4	AVG RATE ON/GRD RENT	19.03	3
			RENTABLE/GROSS SQFT	91	4

COMPONENT COSTS: TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS/SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.94	4	ADMIN TOTAL	.74	4
PAYROLL	.05	3	PAYROLL	.97	2
CONTRACT	.80	3	MGMT FEES	.58	2
SUP/MAT/MISC	.04	4	LEGAL FEES	.00	3
TRASH REMOVAL	.05	4	AUDIT FEES	.02	3
			GEN OFC EXP	.02	3
			OTHER ADM EXP	.05	1
REPR/MAINT TOTAL	.96	4			
PAYROLL	.26	4	FIXED EXP TOTAL	2.93	4
ELEVATOR	.72	4	REAL ESTATE TAX	2.83	4
HVAC	.18	4	BUILDING INS	.08	4
ELECTRICAL	.13	4	PERS PROP TAX		
STRUCT/ROOF	.03	3	OTHER TAXES	.09	1
PLUMBING	.01	4			
FIRE/LIFE SFTY	.05	1	LEASING EXPENSES	1.40	2
OTHER MAINT/SUP	.21	4	ADV/PROMOTION	.05	1
			COMM FEES	.23	2
UTILITIES TOTAL	1.83	4	TENANT ALTS	1.15	2
ELECTRIC	1.52	4	BUY OUTS		
GAS	.32	2			
FUEL OIL	1.25	1	TOTAL PAYROLL	.40	4
PURCH STEAM			CLEANING	.05	3
PURCH CH WTR			REPAIR/MAINT	.28	4
COAL			RDS/GROUNDS		
WATER/SEWER	.03	3	SECURITY	.08	2
			ADMINISTRATIVE	.97	2
RDS/GNDS/SEC TOT	.11	4			
RDS/GNDS TOTAL	.12	2	TOTAL CONTRACTS	1.51	4
RDS/GNDS PAYRL			CLEANING	.80	3
RDS/GNDS CONTR	.11	2	REPAIR/MAINT	.31	3
RDS/GNDS OTHER			RDS/GROUNDS	.13	2
SECURITY TOTAL	.38	4	SECURITY	.45	2
SEC PAYROLL	.06	2	ADMINISTRATIVE	.38	1
SEC CONTRACTS	.45	2			
SEC OTHER	.00	1			

All line items are computed as stand alone figures. Components will not add to match totals.

CANADIAN PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
10-19 YEARS 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS 3,400,025 SQ FT					3,208,881 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLARS SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					18	12 57	13 27	9 69	15 67
RETAIL AREA	10 53	10 78	4 37	25 99	10				
OTHER AREA	7 27	5 14	1 58	18 87	6				
TOTAL RENT	12 33	13 31	9 27	15 17	18				
MISCELLANEOUS	26	10	03	53	10				
TOTAL INCOME	13 47	13 32	9 48	15 19	18				
EXPENSE									
CLEANING	80	69	58	1 09	18	85	75	64	1 15
REPAIR MAINT	97	87	66	1 18	18	1 02	90	69	1 29
UTILITIES	1 39	1 46	1 21	1 66	18	1 46	1 50	1 34	1 72
RDS GNDS SEC	21	15	08	33	16	21	15	08	33
ADMINISTRATIVE	57	53	33	81	17	57	53	33	81
TOTAL OPER EXP	3 89	3 80	3 19	4 57	18	4 12	4 08	3 33	5 10
FIXED EXPENSES	2 38	2 44	2 04	2 99	18	2 66	2 44	2 04	2 99
TOTAL OPER+FIXED	6 57	6 11	5 30	7 28	18	6 80	6 40	5 49	8 38
LEASING EXP	61	44	19	83	11				
TOTAL PAYROLL	61	53	24	70	17				
TOTAL CONTRACT	1 32	1 30	97	1 99	15				

AVG SQFT OFF TEN	9977	18	AVG OFFICE OCCUPANCY	88 5	18
AVG SQFT RET TEN	2415	12	AVG RETAIL OCCUPANCY	84 5	13
AVG SQFT OFF WORK	225	12	AVG RATE OF ANL RENT	13 76	15
			RENTABLE GROSS SQFT	94	18

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	77	12	ADMN TOTAL	48	12
PAYROLL	35	5	PAYROLL	20	8
CONTRACT	61	12	MGMT FEES	38	7
SUP MAT MAIN	06	11	LEGAL FEES	02	10
TRASH REMOVAL	03	11	AUDIT FEES	02	8
			GEN OFC EXP	03	10
REPR MAINT TOTAL	96	12	OTHER ADM EXP	01	8
PAYROLL	31	10			
ELEVATOR	15	13	FIXED EXP TOTAL	2 36	13
HVAC	17	13	REAL ESTATE TAX	2 20	13
ELECTRICAL	07	12	BUILDING INS	08	10
STRUCT ROOF	38	4	PERS PROP TAX		
PLUMBING	03	8	OTHER TAXES	02	4
FIRE LIFE SFTY	02	6			
OTHER MAINT SUP	16	13	LEASING EXPENSES	72	8
			ADV PROMOTION	00	5
UTILITIES TOTAL	1 45	13	COMM FEES	21	8
ELECTRIC	1 12	13	TENANT ALTS	50	7
GAS	26	11	BUY OUTS		
FUEL OIL	58	3			
PURCH STEAM	39	1	TOTAL PAYROLL	53	12
PURCH CH WTR			CLEANING	35	5
COAL			REPAIR MAINT	31	10
WATER SEWER	07	11	RDS GROUNDS	06	1
			SECURITY	17	3
RDS GNDS SEC TOT	15	12	ADMINISTRATIVE	20	8
RDS GNDS TOTAL	03	7			
RDS GNDS PAYRL	06	1	TOTAL CONTRACTS	1 30	13
RDS GNDS CONTR	02	6	CLEANING	61	12
RDS GNDS OTHER	01	2	REPAIR MAINT	47	13
SECURITY TOTAL	12	12	RDS GROUNDS	02	6
SEC PAYROLL	17	3	SECURITY	08	9
SEC CONTRACTS	08	9	ADMINISTRATIVE	40	9
SEC OTHER	01	4			

(1) The totals are computed on stand alone figures. Components will not add to match totals.

CANADIAN PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
10-19 YEARS 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS 4,604,824 SQ FT					3,161,897 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLARS SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					10	18 51	18 82	11 82	24 02
RETAIL AREA	8 35	18 41	4 94	93 74	6				
OTHER AREA	8 75	8 75			1				
TOTAL RENT	16 40	17 11	9 17	24 71	10				
MISCELLANEOUS	82	02	01	2 63	6				
TOTAL INCOME	16 86	18 01	10 89	24 71	10				
EXPENSE									
CLEANING	90	84	47	1 77	10	1 15	79	58	1 92
REPAIR MAINT	77	83	27	1 04	10	97	1 03	45	1 14
UTILITIES	1 37	1 48	91	1 89	10	1 73	1 65	1 21	2 19
RDS GNDS SEC	57	22	01	39	10	57	22	01	39
ADMINISTRATIVE	42	30	12	73	10	42	30	12	73
TOTAL OPER EXP	4 83	3 95	2 92	5 37	10	5 10	4 04	3 87	6 24
FIXED EXPENSES	2 58	2 87	2 37	3 08	9	2 58	2 87	2 37	3 08
TOTAL OPER+FIXED	6 44	6 42	5 89	8 18	10	7 24	6 70	6 27	8 41
LEASING EXP	46	08	05	97	9				
TOTAL PAYROLL	33	33	09	50	9				
TOTAL CONTRACT	1 47	1 00	56	2 95	9				

AVG SQFT OFF TEN	15012	9	AVG OFFICE OCCUPANCY	91 7	10
AVG SQFT RET TEN	8052	7	AVG RETAIL OCCUPANCY	96 2	7
AVG SQFT OFF WORK	166	7	AVG RATE OF ANL RENT	17 82	8
			RENTABLE GROSS SQFT	95	10

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	58	8	ADMN TOTAL	26	8
PAYROLL	03	2	PAYROLL	10	6
CONTRACT	54	8	MGMT FEES	43	4
SUP MAT MAIN	01	8	LEGAL FEES	02	6
TRASH REMOVAL	03	8	AUDIT FEES	00	6
			GEN OFC EXP	00	7
REPR MAINT TOTAL	83	8	OTHER ADM EXP	01	5
PAYROLL	26	6			
ELEVATOR	10	8	FIXED EXP TOTAL	2 69	8
HVAC	05	8	REAL ESTATE TAX	2 40	8
ELECTRICAL	15	7	BUILDING INS	13	8
STRUCT ROOF	04	6	PERS PROP TAX		
PLUMBING	01	6	OTHER TAXES	10	5
FIRE LIFE SFTY	01	5			
OTHER MAINT SUP	10	8	LEASING EXPENSES	07	7
			ADV PROMOTION	00	6
UTILITIES TOTAL	1 47	8	COMM FEES	04	3
ELECTRIC	88	9	TENANT ALTS	61	4
GAS	24	4	BUY OUTS	06	1
FUEL OIL	1 06	2			
PURCH STEAM	57	1	TOTAL PAYROLL	32	8
PURCH CH WTR			CLEANING	03	2
COAL			REPAIR MAINT	26	6
WATER SEWER	08	8	RDS GROUNDS		
			SECURITY	04	2
RDS GNDS SEC TOT	12	8	ADMINISTRATIVE	10	6
RDS GNDS TOTAL	01	7			
RDS GNDS PAYRL			TOTAL CONTRACTS	1 07	9
RDS GNDS CONTR	01	5	CLEANING	54	8
RDS GNDS OTHER	00	4	REPAIR MAINT	30	8
SECURITY TOTAL	22	6	RDS GROUNDS	01	5
SEC PAYROLL	34	2	SECURITY	19	6
SEC CONTRACTS	19	6	ADMINISTRATIVE	23	6
SEC OTHER	00	1			

(1) The totals are computed on stand alone figures. Components will not add to match totals.

CANADIAN PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
10-19 YEARS MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 3,268,790 SQ FT					3,156,176 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLARS SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	15.51	15.30		
RETAIL AREA	13.11	14.69			2				
OTHER AREA	4.20	4.20			1				
TOTAL RENT	15.21	15.13			2				
MISCELLANEOUS	.04	.04			1				
TOTAL INCOME	15.23	15.15			2				
EXPENSE									
CLEANING	.86	.83			3	.89	.77		
REPAIR MAINT	.93	1.45			3	.96	1.47		
UTILITIES	.55	.99			3	.57	1.08		
RDS GRDS SEC	.06	.03			3	.06	.03		
ADMINISTRATIVE	.29	.22			3	.29	.22		
TOTAL OPER EXP	2.70	5.17			3	2.79	5.28		
FIXED EXPENSES	3.90	3.83			2	3.90	3.83		
TOTAL OPER+FIXED	4.21	7.17			3	10.28	8.28		
LEASING EXP	.02	.32			1				
TOTAL PAYROLL	1.11	.68			3				
TOTAL CONTRACT	.40	.74			3				

AVG COST OFF TEN	333907	3	AVG OFFICE OCCUPANCY	95.2	3
AVG COST RET TEN	3115	2	AVG RETAIL OCCUPANCY	89.9	2
AVG SQFT OFF WORK	616	2	AVG [illegible] RENT	23.25	2
			RENTABLE GROSS COEF	.95	3

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA - MEDIAN DOLLARS/SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.83	3
PAYROLL	1.49	2
CONTRACT	.31	2
SUB MAT MISC	.02	2
TRASH REMOVAL	.07	3
REPAIR MAINT TOTAL	1.45	3
PAYROLL	.27	3
ELEVATOR	.14	3
HVAC	.08	3
ELECTRICAL	.12	1
STRUCT/ROOF	.05	1
PLUMBING	.01	1
FIRE/LIFE SFTY	.02	1
OTHER MAINT EXP	.13	3
UTILITIES TOTAL	.99	3
ELECTRIC	.79	3
GAS	.13	3
FUEL OIL	.00	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	2
RDS GRDS SEC TOT	.03	3
RDS GRDS TOTAL	.01	2
RDS GRDS PAYRL		
RDS GRDS CONTR	.06	1
RDS GRDS OTHER	.03	1
SECURITY TOTAL	.16	2
SEC PAYROLL	.28	1
SEC CONTRACTS		
SEC OTHER	.01	2

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.22	3
PAYROLL	.12	3
MGMT FEES	.88	1
LEGAL FEES	.01	2
AUDIT FEES	.02	2
GEN OFF EXP	.06	2
OTHER ADM EXP	.01	2
FIXED EXP TOTAL	3.83	3
REAL ESTATE TAX	3.66	2
BUILDING INS	.09	2
PERS PROP TAX		
OTHER TAXES	.15	1
LEASING EXPENSES	.02	1
ADV PROMOTION	.01	1
COMM FEES	.01	1
TENANT ALTS		
BUY OUTS		
TOTAL PAYROLL	.58	3
CLEANING	1.49	2
REPAIR MAINT	.27	3
RDS GROUNDS		
SECURITY	.28	1
ADMINISTRATIVE	.12	3
TOTAL CONTRACTS	.74	3
CLEANING	.31	2
REPAIR MAINT	.13	3
RDS GROUNDS	.06	1
SECURITY		
ADMINISTRATIVE	.46	2

[illegible]

CANADIAN PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
20-29 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	17 BLDS 2,555,626 SQ FT					2,424,987 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLARS SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					15	9.78	11.16	7.98	12.97
RETAIL AREA	12.45	12.27	7.96	22.56	5				
OTHER AREA	57.87	4.76	4.14	76.62	7				
TOTAL RENT	7.76	10.47	8.07	11.93	16				
MISCELLANEOUS	.71	.12	.55	2.86	5				
TOTAL INCOME	7.99	10.94	8.07	12.29	15				
EXPENSE									
CLEANING	.82	.76	.64	.93	17	.86	.83	.67	.95
REPAIR MAINT	2.92	1.04	.83	1.50	17	2.12	1.04	.88	1.57
UTILITIES	1.80	1.57	1.07	1.89	17	1.88	1.74	1.16	1.93
RDS GRDS SEC	.36	.23	.12	.31	15	.36	.23	.12	.31
ADMINISTRATIVE	2.25	.55	.38	.97	17	2.25	.55	.38	.97
TOTAL OPER EXP	7.35	4.49	2.99	5.31	17	7.56	4.56	3.16	5.54
FIXED EXPENSES	2.63	1.98	1.77	3.66	13	2.63	1.98	1.77	3.66
TOTAL OPER+FIXED	9.72	6.27	4.22	9.75	17	10.38	6.96	4.59	9.97
LEASING EXP	1.08	.54	.11	2.85	6				
TOTAL PAYROLL	2.73	.54	.40	.93	17				
TOTAL CONTRACT	2.11	1.31	.84	1.93	17				

AVG COST OFF TEN	7123	15	AVG OFFICE OCCUPANCY	93.7	17
AVG COST RET TEN	2589	5	AVG RETAIL OCCUPANCY	85.5	6
AVG SQFT OFF WORK	226	12	AVG [illegible] RENT	15.13	9
			RENTABLE GROSS COEF	.94	17

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA - MEDIAN DOLLARS/SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.76	17
PAYROLL	.56	4
CONTRACT	.64	16
SUB MAT MISC	.08	11
TRASH REMOVAL	.06	8
REPAIR MAINT TOTAL	1.04	17
PAYROLL	.35	14
ELEVATOR	.13	15
HVAC	.18	17
ELECTRICAL	.08	15
STRUCT/ROOF	.07	8
PLUMBING	.02	13
FIRE/LIFE SFTY	.02	13
OTHER MAINT EXP	.16	16
UTILITIES TOTAL	1.57	17
ELECTRIC	1.10	17
GAS	.27	12
FUEL OIL		
PURCH STEAM	.43	2
PURCH CH WTR		
COAL		
WATER/SEWER	.06	15
RDS GRDS SEC TOT	.23	15
RDS GRDS TOTAL	.09	13
RDS GRDS PAYRL	.01	4
RDS GRDS CONTR	.11	9
RDS GRDS OTHER	.01	5
SECURITY TOTAL	.16	13
SEC PAYROLL	.08	4
SEC CONTRACTS	.12	12
SEC OTHER	.04	6

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	.55	17
PAYROLL	.36	12
MGMT FEES	.43	8
LEGAL FEES	.01	6
AUDIT FEES	.03	5
GEN OFF EXP	.09	13
OTHER ADM EXP	.07	4
FIXED EXP TOTAL	1.98	13
REAL ESTATE TAX	2.44	12
BUILDING INS	.06	12
PERS PROP TAX	.02	2
OTHER TAXES	.66	4
LEASING EXPENSES	.54	6
ADV PROMOTION	.04	4
COMM FEES	.07	5
TENANT ALTS	1.38	4
BUY OUTS		
TOTAL PAYROLL	.64	17
CLEANING	.56	4
REPAIR MAINT	.36	14
RDS GROUNDS	.01	4
SECURITY	.08	4
ADMINISTRATIVE	.36	12
TOTAL CONTRACTS	1.31	17
CLEANING	.64	16
REPAIR MAINT	.36	12
RDS GROUNDS	.11	9
SECURITY	.12	12
ADMINISTRATIVE	.44	9

[illegible]

Age/Size Analysis

CANADIAN PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
20-29 YEARS LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 60,103 SQ FT					58,023 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	10 35	7 84		
RETAIL AREA									
OTHER AREA	7 29	7 29			1				
TOTAL RENT	10 25	7 64			3		-		
MISCELLANEOUS									
TOTAL INCOME	10 25	7 64			3				
EXPENSE									
CLEANING	52	44			3	54	48		
REPAIR MAINT	71	52			3	74	52		
UTILITIES	70	72			3	73	72		
RDS GNDS SEC	20	21			3	20	21		
ADMINISTRATIVE	41	40			3	41	40		
TOTAL OPER EXP	2 55	2 68			3	2 64	2 68		
FIXED EXPENSES									
TOTAL OPER+FIXED	2 55	2 68			3		2 68		
LEASING EXP									
TOTAL PAYROLL	59	62			3				
TOTAL CONTRACT	70	65			2				

AVG SQFT OFC TEN	7751	3	AVG OFFICE OCCUPANCY	98 9	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	596	3	AVG RATE YR END RENT	00	0
			RENTABLE GROSS SQFT	91	3

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	44	3	ADMIN TOTAL	40	3
PAYROLL	05	1	PAYROLL	31	3
CONTRACT	44	3	MGMT FEES		
SUP MAT MISC	01	1	LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL	52	3	OTHER ADM EXP	09	3
PAYROLL	28	3			
ELEVATOR	02	1	FIXED EXP TOTAL		
HVAC	09	3	REAL ESTATE TAX		
ELECTRICAL	03	3	BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING	01	3	OTHER TAXES		
FIRE LIFE SFTY	01	2			
OTHER MAINT SUP	09	3	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	72	3	COMM FEES		
ELECTRIC	59	3	TENANT ALTS		
GAS	18	[illegible]	BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	62	3
PURCH CH WTR			CLEANING	05	1
COAL			REPAIR MAINT	28	3
WATER SEWER	06	3	RDS GROUNDS	00	3
			SECURITY	00	1
RDS GNDS SEC TOT	21	3	ADMINISTRATIVE	31	3
RDS GNDS TOTAL	18	3			
RDS GNDS PAYRL	00	3	TOTAL CONTRACTS	65	3
RDS GNDS CONTR	16	3	CLEANING	44	3
RDS GNDS OTHER	02	1	REPAIR MAINT		
SECURITY TOTAL	05	1	RDS GROUNDS	16	3
SEC PAYROLL	00	1	SECURITY	05	1
SEC CONTRACTS	05	1	ADMINISTRATIVE		
SEC OTHER					

All line items are computed as stand alone figures. Columns will not add to match totals.

CANADIAN PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
20-29 YEARS 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 282,195 SQ FT					252,185 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	12 16	11 08	10 03	13 78
RETAIL AREA									
OTHER AREA	1 67	1 67			1				
TOTAL RENT	11 74	10 91	9 77	13 78	4				
MISCELLANEOUS	2 90	2 78			2				
TOTAL INCOME	13 45	13 65	10 14	15 69	4				
EXPENSE									
CLEANING	90	93	83	1 00	4	93	93	84	1 09
REPAIR MAINT	1 10	97	87	1 37	4	1 14	1 02	98	1 37
UTILITIES	1 53	1 55	1 23	1 70	4	1 59	1 56	1 33	1 76
RDS GNDS SEC	18	21	09	30	4	12	21	09	30
ADMINISTRATIVE	1 08	97	51	1 34	4	1 06	97	61	1 34
TOTAL OPER EXP	4 76	4 98	4 21	5 11	4	4 95	5 04	4 52	5 26
FIXED EXPENSES	2 77	3 22			3	2 77	3 22		
TOTAL OPER+FIXED	7 00	7 51	5 25	9 39	4	7 88	7 89	5 64	9 39
LEASING EXP	1 36	79			3				
TOTAL PAYROLL	60	59	47	77	4				
TOTAL CONTRACT	1 99	1 88	1 31	2 64	4				

AVG SQFT OFC TEN	2155	4	AVG OFFICE OCCUPANCY	83 8	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	179	3	AVG RATE YR END RENT	10 33	3
			RENTABLE GROSS SQFT	98	4

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	93	4	ADMIN TOTAL	97	4
PAYROLL	29	1	PAYROLL	47	4
CONTRACT	69	4	MGMT FEES	49	3
SUP MAT MISC	12	4	LEGAL FEES	00	1
TRASH REMOVAL	04	3	AUDIT FEES	03	1
			GEN OFC EXP	08	3
REPR MAINT TOTAL	97	4	OTHER ADM EXP	08	3
PAYROLL	37	1			
ELEVATOR	14	4	FIXED EXP TOTAL	3 22	3
HVAC	39	4	REAL ESTATE TAX	3 18	3
ELECTRICAL	08	4	BUILDING INS	06	3
STRUCT ROOF	00	1	PERS PROP TAX	01	1
PLUMBING	04	4	OTHER TAXES	01	1
FIRE LIFE SFTY	08	2			
OTHER MAINT SUP	25	4	LEASING EXPENSES	79	3
			ADV PROMOTION	02	3
UTILITIES TOTAL	1 55	4	COMM FEES	47	2
ELECTRIC	1 24	4	TENANT ALTS	70	3
GAS	23	2	BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	59	4
PURCH CH WTR			CLEANING	29	1
COAL			REPAIR MAINT	37	1
WATER SEWER	08	4	RDS GROUNDS		
			SECURITY	00	1
RDS GNDS SEC TOT	21	4	ADMINISTRATIVE	47	4
RDS GNDS TOTAL	03	4			
RDS GNDS PAYRL			TOTAL CONTRACTS	1 88	4
RDS GNDS CONTR	03	4	CLEANING	69	4
RDS GNDS OTHER	01	1	REPAIR MAINT	1 31	2
SECURITY TOTAL	08	4	RDS GROUNDS	03	4
SEC PAYROLL	00	1	SECURITY	08	4
SEC CONTRACTS	08	4	ADMINISTRATIVE	49	3
SEC OTHER	08	1			

All line items are computed as stand alone figures. Columns will not add to match totals.

CANADIAN PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
20-29 YEARS 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS 1,627,049 SQ FT					1,516,364 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					8	9 27	11 19	9 22	11 54
RETAIL AREA	10 45	11 58	7 96	13 33	4				
OTHER AREA		40 70	4 46		4				
TOTAL RENT	10 13	10 82	9 40	11 86	8				
MISCELLANEOUS	16	12			3				
TOTAL INCOME	10 20	10 94	9 41	11 86	8				
EXPENSE									
CLEANING	74	66	64	86	9	79	72	67	88
REPAIR MAINT	1 27	1 25	87	1 61	9	1 35	1 36	91	1 72
UTILITIES	1 80	1 58	1 30	2 42	9	1 91	1 77	1 34	2 51
RDS GNDS SEC	45	24	15	78	7	45	24	15	78
ADMINISTRATIVE	66	55	40	71	9	66	55	40	71
TOTAL OPER EXP	4 83	4 49	3 41	5 83	9	5 15	4 56	3 59	6 04
FIXED EXPENSES	3 08	1 98	1 77	4 65	9	3 08	1 98	1 77	4 65
TOTAL OPER+FIXED	7 91	6 27	5 29	11 35	9	8 23	6 96	5 43	11 58
LEASING EXP	96	14			3				
TOTAL PAYROLL	1 06	70	25	1 38	9				
TOTAL CONTRACT	1 35	1 31	84	1 87	9				

AVG SQFT OFC TEN	6498	7	AVG OFFICE OCCUPANCY	92 7	9
AVG SQFT RET TEN	2530	4	AVG RETAIL OCCUPANCY	84 2	5
AVG SQFT OFC WORK	210	5	AVG RATE YR-END RENT	17 52	6
			RENTABLE GROSS SQFT	92	9

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	66	3	ADMIN TOTAL	55	9
PAYROLL	92	2	PAYROLL	45	4
CONTRACT	64	8	MGMT FEES	37	4
SUP MAT MISC	04	5	LEGAL FEES	01	4
TRASH REMOVAL	05	4	AUDIT FEES	03	3
			GEN OFC EXP	22	6
REPR MAINT TOTAL	1 25	9	OTHER ADM EXP	24	1
PAYROLL	40	9			
ELEVATOR	13	9	FIXED EXP TOTAL	1 98	9
HVAC	15	9	REAL ESTATE TAX	2 44	8
ELECTRICAL	05	7	BUILDING INS	06	9
STRUCT ROOF	07	6	PERS PROP TAX	04	1
PLUMBING	02	5	OTHER TAXES	1 45	2
FIRE LIFE SFTY	02	5			
OTHER MAINT SUP	18	8	LEASING EXPENSES	14	3
			ADV PROMOTION	05	1
UTILITIES TOTAL	1 58	9	COMM FEES	07	3
ELECTRIC	1 16	9	TENANT ALTS	2 07	1
GAS	24	8	BUY OUTS		
FUEL OIL					
PURCH STEAM	34	1	TOTAL PAYROLL	70	9
PURCH CH WTR			CLEANING	92	2
COAL			REPAIR MAINT	40	9
WATER SEWER	09	8	RDS GROUNDS	16	1
			SECURITY	28	1
RDS GNDS SEC TOT	24	7	ADMINISTRATIVE	45	4
RDS GNDS TOTAL	06	3			
RDS GNDS PAYRL	16	1	TOTAL CONTRACTS	1 31	9
RDS GNDS CONTR	12	2	CLEANING	64	8
RDS GNDS OTHER	01	3	REPAIR MAINT	24	9
SECURITY TOTAL	22	7	RDS GROUNDS	12	2
SEC PAYROLL	28	1	SECURITY	19	6
SEC CONTRACTS	19	6	ADMINISTRATIVE	35	5
SEC OTHER	03	4			

All line items are computed as stand alone figures. Columns will not add to match totals.

CANADIAN PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
30-39 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS 1,183,121 SQ FT					1,119,236 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	12 19	12 87	7 25	13 25
RETAIL AREA	21 83	19 75	8 32	30 58	4				
OTHER AREA									
TOTAL RENT	9 69	9 93	3 54	12 93	6				
MISCELLANEOUS	14	15			3				
TOTAL INCOME	9 79	9 99	3 54	13 10	6				
EXPENSE									
CLEANING	1 23	1 08	82	1 40	6	1 30	1 09	83	1 56
REPAIR MAINT	1 52	1 05	69	2 41	6	1 60	1 08	70	2 59
UTILITIES	1 65	1 39	1 00	2 10	6	1 74	1 39	1 01	2 29
RDS GNDS SEC	60	48	18	1 72	6	60	48	18	1 72
ADMINISTRATIVE	59	50	19	98	6	59	50	19	98
TOTAL OPER EXP	5 58	5 86	3 25	6 86	6	5 89	5 69	3 31	7 46
FIXED EXPENSES	2 37	1 56	97	3 12	4	2 37	1 56	97	3 12
TOTAL OPER+FIXED	7 76	6 51	4 13	9 42	6	8 22	6 54	4 19	10 02
LEASING EXP	1 67	1 90			2				
TOTAL PAYROLL	1 91	1 05	46	3 29	5				
TOTAL CONTRACT	1 33	78	47	2 04	5				

AVG SQFT OFC TEN	12953	5	AVG OFFICE OCCUPANCY	96 9	6
AVG SQFT RET TEN	2644	4	AVG RETAIL OCCUPANCY	100 0	4
AVG SQFT OFC WORK	208	4	AVG RATE YR-END RENT	7 85	3
			RENTABLE GROSS SQFT	80	6

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1 08	4	ADMIN TOTAL	50	4
PAYROLL	98	3	PAYROLL	26	4
CONTRACT	37	4	MGMT FEES	27	2
SUP MAT MISC	09	3	LEGAL FEES		
TRASH REMOVAL	04	2	AUDIT FEES	02	1
			GEN OFC EXP	04	4
REPR MAINT TOTAL	1 44	4	OTHER ADM EXP	03	2
PAYROLL	76	4			
ELEVATOR	10	3	FIXED EXP TOTAL	1 77	3
HVAC	19	4	REAL ESTATE TAX	1 67	3
ELECTRICAL	11	4	BUILDING INS	14	3
STRUCT ROOF	01	3	PERS PROP TAX	40	1
PLUMBING	03	4	OTHER TAXES	03	2
FIRE LIFE SFTY	04	2			
OTHER MAINT SUP	12	4	LEASING EXPENSES	1 64	1
			ADV PROMOTION		
UTILITIES TOTAL	1 28	4	COMM FEES	15	1
ELECTRIC	1 12	4	TENANT ALTS	1 39	1
GAS	24	4	BUY OUTS		
FUEL OIL	01	1			
PURCH STEAM			TOTAL PAYROLL	1 88	4
PURCH CH WTR			CLEANING	98	3
COAL			REPAIR MAINT	76	4
WATER SEWER	10	2	RDS GROUNDS	09	2
			SECURITY	05	1
RDS GNDS SEC TOT	29	4	ADMINISTRATIVE	26	4
RDS GNDS TOTAL	16	4			
RDS GNDS PAYRL	09	2	TOTAL CONTRACTS	74	4
RDS GNDS CONTR	10	3	CLEANING	37	4
RDS GNDS OTHER	04	3	REPAIR MAINT	26	3
SECURITY TOTAL	22	3	RDS GROUNDS	10	3
SEC PAYROLL	05	1	SECURITY	17	3
SEC CONTRACTS	17	3	ADMINISTRATIVE	28	2
SEC OTHER	01	1			

All line items are computed as stand alone figures. Columns will not add to match totals.

Age/Size Analysis

CANADIAN PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
50 OR MORE YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS 673,986 SQ.FT.					579,435 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	12.59	11.27	1.31	14.78
RETAIL AREA	15.85	11.62	6.49	34.14	4				
OTHER AREA	4.52	4.52			1				
TOTAL RENT	13.03	12.15	5.61	14.42	6				
MISCELLANEOUS	05	03			3				
TOTAL INCOME	13.07	12.30	5.61	14.44	6				
EXPENSE									
CLEANING	98	75	31	1.30	6	1.15	90	38	1.41
REPAIR MAINT	1.12	1.20	49	1.64	6	1.30	1.44	62	1.83
UTILITIES	1.23	1.15	70	1.57	6	1.38	1.18	1.02	1.75
RDS GNDS SEC	17	18	09	20	4	17	18	09	20
ADMINISTRATIVE	76	53	31	98	6	76	53	31	98
TOTAL OPER EXP	4.23	4.20	2.32	4.69	6	4.87	4.84	3.11	5.10
FIXED EXPENSES	3.00	1.98	1.41	3.62	6	3.00	1.98	1.41	3.62
TOTAL OPER+FIXED	7.22	6.55	3.74	7.93	6	7.87	6.94	4.52	8.60
LEASING EXP	2.45	1.32	69	5.15	5				
TOTAL PAYROLL	58	49	43	1.16	5				
TOTAL CONTRACT	2.05	2.13	96	2.81	5				

AVG SQFT OFC TEN	2246	6	AVG OFFICE OCCUPANCY	76.7	6
AVG SQFT RET TEN	1850	6	AVG RETAIL OCCUPANCY	92.4	6
AVG SQFT OFC WORK	140	3	AVG RATE YR END RENT	11.17	6
			RENTABLE GROSS SQFT	90	6

COMPONENT COSTS: TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	67	5
PAYROLL	51	1
CONTRACT	67	3
SUP MAT MISC	08	3
TRASH REMOVAL	05	3
REPR MAINT TOTAL	1.38	5
PAYROLL	36	4
ELEVATOR	12	3
HVAC	09	3
ELECTRICAL	04	4
STRUCT ROOF	03	3
PLUMBING	08	3
FIRE LIFE SFTY	02	1
OTHER MAINT SUP	22	5
UTILITIES TOTAL	1.23	5
ELECTRIC	69	5
GAS	19	3
FUEL OIL		
PURCH STEAM	46	3
PURCH CH WTR		
COAL		
WATER SEWER	05	5
RDS GNDS SEC TOT	16	3
RDS GNDS TOTAL	00	2
RDS GNDS PAYRL		
RDS GNDS CONTR	00	1
RDS GNDS OTHER	01	1
SECURITY TOTAL	16	3
SEC PAYROLL		
SEC CONTRACTS	16	2
SEC OTHER	01	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	36	5
PAYROLL	26	3
MGMT FEES	40	4
LEGAL FEES	06	1
AUDIT FEES		
GEN OFC EXP	02	2
OTHER ADM EXP	01	3
FIXED EXP TOTAL	1.57	5
REAL ESTATE TAX	1.51	5
BUILDING INS	07	5
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES	1.30	4
ADV PROMOTION	02	3
COMM FEES	18	4
TENANT ALTS	97	4
BUY OUTS		
TOTAL PAYROLL	53	4
CLEANING	51	1
REPAIR MAINT	36	4
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE	26	3
TOTAL CONTRACTS	2.24	4
CLEANING	67	3
REPAIR MAINT	94	4
RDS GROUNDS	00	1
SECURITY	16	2
ADMINISTRATIVE	46	3

All line items are computed as stand alone figures. Columns will not add to match totals.

CANADIAN PRIVATE SECTOR
NATIONAL AGE/SIZE ANALYSIS
50 OR MORE YEARS 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 528,601 SQ.FT.					466,306 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	14.33	13.58		
RETAIL AREA	12.71	11.62			2				
OTHER AREA									
TOTAL RENT	14.04	13.03			3				
MISCELLANEOUS	02	02			2				
TOTAL INCOME	14.06	13.06			3				
EXPENSE									
CLEANING	1.11	1.12			3	1.25	1.17		
REPAIR MAINT	1.08	1.01			3	1.22	1.20		
UTILITIES	1.22	1.23			3	1.38	1.28		
RDS GNDS SEC	20	20			2	20	20		
ADMINISTRATIVE	.87	88			3	87	88		
TOTAL OPER EXP	4.43	4.41			3	5.03	5.02		
FIXED EXPENSES	3.40	3.44			3	3.40	3.44		
TOTAL OPER+FIXED	7.84	7.85			3	8.43	8.38		
LEASING EXP	2.34	1.32			3				
TOTAL PAYROLL	46	49			3				
TOTAL CONTRACT	2.25	2.13			3				

AVG SQFT OFC TEN	2709	3	AVG OFFICE OCCUPANCY	74.9	3
AVG SQFT RET TEN	1578	3	AVG RETAIL OCCUPANCY	93.7	3
AVG SQFT OFC WORK	128	2	AVG RATE YR END RENT	14.00	3
			RENTABLE GROSS SQFT	91	3

COMPONENT COSTS: TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	98	2
PAYROLL		
CONTRACT	87	2
SUP MAT MISC	11	1
TRASH REMOVAL	05	2
REPR MAINT TOTAL	1.38	2
PAYROLL	23	2
ELEVATOR	16	1
HVAC	28	1
ELECTRICAL	05	1
STRUCT ROOF	03	1
PLUMBING	04	1
FIRE LIFE SFTY		
OTHER MAINT SUP	87	2
UTILITIES TOTAL	1.35	2
ELECTRIC	89	2
GAS	19	1
FUEL OIL		
PURCH STEAM	46	1
PURCH CH WTR		
COAL		
WATER SEWER	13	2
RDS GNDS SEC TOT	20	1
RDS GNDS TOTAL	00	1
RDS GNDS PAYRL		
RDS GNDS CONTR	00	1
RDS GNDS OTHER		
SECURITY TOTAL	20	1
SEC PAYROLL		
SEC CONTRACTS	20	1
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	79	2
PAYROLL	25	2
MGMT FEES	51	2
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	01	1
OTHER ADM EXP	03	2
FIXED EXP TOTAL	3.09	2
REAL ESTATE TAX	3.01	2
BUILDING INS	08	2
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES	1.30	2
ADV PROMOTION	01	1
COMM FEES	32	2
TENANT ALTS	97	2
BUY OUTS		
TOTAL PAYROLL	48	2
CLEANING		
REPAIR MAINT	23	2
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE	25	2
TOTAL CONTRACTS	2.71	2
CLEANING	87	2
REPAIR MAINT	1.23	2
RDS GROUNDS	00	1
SECURITY	20	1
ADMINISTRATIVE	51	2

All line items are computed as stand alone figures. Columns will not add to match totals.

CANADIAN PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	123 BLDS 34,248,955 SQ.FT.					30,975,946 SQ.FT.			
	DOLLARS SQ.FT.		MID RANGE		# BLDS	DOLLAR SQ.FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					113	16.30	13.42	10.38	16.73
RETAIL AREA	14.39	14.85	8.02	25.99	72				
OTHER AREA	32.74	4.53	3.77	8.48	32				
TOTAL RENT	15.79	13.22	9.83	16.90	116				
MISCELLANEOUS	37	11	02	26	63				
TOTAL INCOME	16.01	13.40	10.11	16.90	116				
EXPENSE									
CLEANING	85	71	58	97	123	93	81	65	1.04
REPAIR MAINT	1.20	90	57	1.19	123	1.32	99	80	1.33
UTILITIES	1.49	1.39	1.13	1.72	123	1.63	1.48	1.21	1.84
RDS GNDS SEC	32	22	10	34	114	32	22	10	34
ADMINISTRATIVE	73	53	34	88	122	73	53	34	88
TOTAL OPER EXP	4.57	4.17	3.20	4.71	123	5.01	4.43	3.66	5.25
FIXED EXPENSES	3.39	2.44	1.95	3.48	114	3.39	2.44	1.95	3.48
TOTAL OPER+FIXED	7.67	6.45	5.37	7.95	123	8.68	6.87	5.72	8.49
LEASING EXP	72	48	10	1.79	77				
TOTAL PAYROLL	87	52	36	75	115				
TOTAL CONTRACT	1.38	1.30	85	1.93	116				

AVG SQFT OFC TEN	11963	115	AVG OFFICE OCCUPANCY	92.7	123
AVG SQFT RET TEN	2917	83	AVG RETAIL OCCUPANCY	92.4	92
AVG SQFT OFC WORK	230	78	AVG RATE YR END RENT	14.61	97
			RENTABLE GROSS SQFT	93	123

COMPONENT COSTS (TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT)

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	71	112	ADMIN TOTAL	50	111
PAYROLL	18	36	PAYROLL	25	75
CONTRACT	63	104	MGMT FEES	42	72
SUP MAT MISC	05	89	LEGAL FEES	02	56
TRASH REMOVAL	03	88	AUDIT FEES	01	61
			GEN OFC EXP	04	71
REPR MAINT TOTAL	92	112	OTHER ADM EXP	03	64
PAYROLL	33	89			
ELEVATOR	16	104	FIXED EXP TOTAL	2.40	105
HVAC	15	105	REAL ESTATE TAX	2.25	103
ELECTRICAL	05	90	BUILDING INS	08	101
STRUCT ROOF	03	47	PERS PROP TAX	01	6
PLUMBING	01	77	OTHER TAXES	07	25
FIRE LIFE SFTY	02	59			
OTHER MAINT SUP	17	110	LEASING EXPENSES	41	70
			ADV PROMOTION	02	48
UTILITIES TOTAL	1.38	112	COMM FEES	16	51
ELECTRIC	1.04	112	TENANT ALTS	70	49
GAS	13	88	BUY OUTS	13	7
FUEL OIL	08	16			
PURCH STEAM	38	18	TOTAL PAYROLL	53	107
PURCH CH WTR			CLEANING	18	36
COAL			REPAIR MAINT	33	89
WATER SEWER	[illegible]	94	RDS GROUNDS	05	18
			SECURITY	08	36
RDS GNDS SEC TOT	[illegible]	104	ADMINISTRATIVE	25	75
RDS GNDS TOTAL	[illegible]	99			
RDS GNDS PAYRL	[illegible]	16	TOTAL CONTRACTS	1.30	110
RDS GNDS CONTR	02	52	CLEANING	63	104
RDS GNDS OTHER	01	32	REPAIR MAINT	30	98
SECURITY TOTAL	21	94	RDS GROUNDS	02	52
SEC PAYROLL	08	38	SECURITY	20	72
SEC CONTRACTS	20	72	ADMINISTRATIVE	39	74
SEC OTHER	02	38			

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CANADIAN PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
DOWNTOWN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS 146,852 SQ.FT.					128,830 SQ.FT.			
	DOLLARS SQ.FT.		MID RANGE		# BLDS	DOLLAR SQ.FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					7	9.10	7.05	5.59	11.89
RETAIL AREA	4.12	4.59			3				
OTHER AREA	7.29	7.29			1				
TOTAL RENT	8.53	7.09	4.74	11.89	7				
MISCELLANEOUS	1.34	1.34			1				
TOTAL INCOME	8.67	7.09	6.08	11.89	7				
EXPENSE									
CLEANING	48	44	04	85	7	53	48	05	85
REPAIR MAINT	87	49	18	94	7	99	51	37	94
UTILITIES	1.00	82	53	1.23	7	1.14	85	72	1.72
RDS GNDS SEC	14	13	08	22	5	14	13	08	22
ADMINISTRATIVE	44	35	18	44	7	44	35	18	44
TOTAL OPER EXP	2.88	2.38	1.52	2.88	7	3.28	2.44	2.04	2.88
FIXED EXPENSES	1.87	1.77			3	1.87	1.77		
TOTAL OPER+FIXED	3.79	2.68	2.30	3.30	7	6.03	2.88	2.44	3.89
LEASING EXP	12	12			1				
TOTAL PAYROLL	68	62	36	83	5				
TOTAL CONTRACT	93	78	58	1.21	5				

AVG SQFT OFC TEN	4202	7	AVG OFFICE OCCUPANCY	84.8	7
AVG SQFT RET TEN	1865	3	AVG RETAIL OCCUPANCY	58.5	3
AVG SQFT OFC WORK	404	6	AVG RATE YR END RENT	7.00	3
			RENTABLE GROSS SQFT	95	7

COMPONENT COSTS (TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT)

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	44	7	ADMIN TOTAL	35	7
PAYROLL	17	3	PAYROLL	30	4
CONTRACT	44	5	MGMT FEES	29	3
SUP MAT MISC	02	3	LEGAL FEES		
TRASH REMOVAL	04	1	AUDIT FEES	03	1
			GEN OFC EXP	08	4
REPR MAINT TOTAL	49	7	OTHER ADM EXP		
PAYROLL	28	5			
ELEVATOR	11	2	FIXED EXP TOTAL	1.77	3
HVAC	13	6	REAL ESTATE TAX	1.47	3
ELECTRICAL	02	6	BUILDING INS	14	3
STRUCT ROOF	06	2	PERS PROP TAX		
PLUMBING	02	7	OTHER TAXES		
FIRE LIFE SFTY	01	3			
OTHER MAINT SUP	09	7	LEASING EXPENSES	12	1
			ADV PROMOTION		
UTILITIES TOTAL	82	7	COMM FEES		
ELECTRIC	59	7	TENANT ALTS	12	1
GAS	34	6	BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	62	5
PURCH CH WTR			CLEANING	17	3
COAL			REPAIR MAINT	28	5
WATER SEWER	06	7	RDS GROUNDS	01	4
			SECURITY	00	1
RDS GNDS SEC TOT	13	5	ADMINISTRATIVE	30	4
RDS GNDS TOTAL	13	5			
RDS GNDS PAYRL	01	4	TOTAL CONTRACTS	78	5
RDS GNDS CONTR	11	5	CLEANING	44	5
RDS GNDS OTHER	00	3	REPAIR MAINT	28	1
SECURITY TOTAL	03	2	RDS GROUNDS	11	5
SEC PAYROLL	00	1	SECURITY	05	1
SEC CONTRACTS	05	1	ADMINISTRATIVE	88	1
SEC OTHER	00	1			

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CANADIAN PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
DOWNTOWN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS 1,086,911 SQ FT					987,571 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					14	13.64	14.06	9.51	20.19
RETAIL AREA	25.67	15.91			3				
OTHER AREA	4.52	4.52			1				
TOTAL RENT	13.14	14.08	9.59	16.26	14				
MISCELLANEOUS	1.01	.07	.01	1.14	9				
TOTAL INCOME	13.82	15.39	11.46	16.27	14				
EXPENSE									
CLEANING	.83	.79	.60	.97	15	.93	.81	.72	1.10
REPAIR MAINT	.96	.98	.72	1.10	15	1.07	1.01	.85	1.24
UTILITIES	1.57	1.45	1.37	1.76	15	1.69	1.74	1.40	1.90
RDS GNDS SEC	.36	.15	.06	.31	15	.36	.15	.06	.31
ADMINISTRATIVE	.73	.53	.38	1.05	15	.73	.53	.38	1.05
TOTAL OPER EXP	4.45	4.43	3.63	5.10	15	4.92	4.78	4.52	5.26
FIXED EXPENSES	2.83	2.82	1.74	3.74	14	2.83	2.82	1.74	3.74
TOTAL OPER+FIXED	7.08	7.02	5.57	8.42	15	7.56	7.28	6.31	8.48
LEASING EXP	1.36	.47	.14	2.56	14				
TOTAL PAYROLL	.63	.51	.38	.69	12				
TOTAL CONTRACT	1.66	1.78	1.09	2.45	14				

AVG SQFT OFC TEN	2304	15	AVG OFFICE OCCUPANCY	88.4	15
AVG SQFT RET TEN	2621	8	AVG RETAIL OCCUPANCY	97.7	8
AVG SQFT/OFC WORK	154	8	AVG RATE (R) END RENT	11.97	15
			RENTABLE/GROSS SQFT	.92	15

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA/MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.85	14	ADMIN TOTAL	.48	14
PAYROLL	.35	6	PAYROLL	.39	7
CONTRACT	.75	12	MGMT FEES	.34	11
SUP/MAT/MISC	.08	13	LEGAL FEES	.01	8
TRASH REMOVAL	.04	11	AUDIT FEES	.03	7
			GEN OFC EXP	.03	9
REPR MAINT TOTAL	.94	14	OTHER ADM EXP	.04	10
PAYROLL	.37	7			
ELEVATOR	.12	13	FIXED EXP TOTAL	2.82	14
HVAC	.18	13	REAL ESTATE TAX	2.28	14
ELECTRICAL	.05	14	BUILDING INS	.06	14
STRUCT/ROOF	.03	9	PERS PROP TAX	.00	4
PLUMBING	.01	11	OTHER TAXES	.09	3
FIRE LIFE SFTY	.06	6			
OTHER MAINT SUP	.22	14	LEASING EXPENSES	.30	13
			ADV PROMOTION	.05	9
UTILITIES TOTAL	1.56	14	COMM FEES	.21	10
ELECTRIC	1.15	14	TENANT ALTS	.27	11
GAS	.29	7	BUY-OUTS		
FUEL OIL	1.25	1			
PURCH STEAM	.39	4	TOTAL PAYROLL	.51	12
PURCH CHL WTR			CLEANING	.35	6
COAL			REPAIR MAINT	.37	7
WATER/SEWER	.04	12	RDS GROUNDS	.08	1
			SECURITY	.02	5
RDS GNDS SEC TOT	.14	14	ADMINISTRATIVE	.39	7
RDS GNDS TOTAL	.03	9			
RDS GNDS PAYRL	.08	1	TOTAL CONTRACTS	1.78	14
RDS GNDS CONTR	.02	8	CLEANING	.75	12
RDS GNDS OTHER	.00	4	REPAIR MAINT	.49	12
SECURITY TOTAL	.13	14	RDS GROUNDS	.02	8
SEC PAYROLL	.02	5	SECURITY	.14	10
SEC CONTRACTS	.14	10	ADMINISTRATIVE	.37	12
SEC OTHER	.01	4			

All line items are computed as stand alone figures. Columns will not add to match totals.

CANADIAN PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	52 BLDS 9,144,989 SQ FT					8,458,958 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					50	12.82	12.93	10.27	15.67
RETAIL AREA	11.75	12.89	6.38	25.99	30				
OTHER AREA	18.15	5.25	3.72	22.46	14				
TOTAL RENT	12.35	12.40	9.27	15.50	52				
MISCELLANEOUS	.57	.11	.03	.27	24				
TOTAL INCOME	12.62	12.40	9.48	15.51	52				
EXPENSE									
CLEANING	.88	.71	.60	.96	52	.94	.75	.67	1.08
REPAIR MAINT	1.17	.96	.79	1.23	52	1.25	1.00	.84	1.35
UTILITIES	1.57	1.40	1.21	1.70	52	1.67	1.47	1.25	1.86
RDS GNDS SEC	.29	.23	.10	.34	48	.29	.23	.10	.34
ADMINISTRATIVE	.62	.54	.40	.81	51	.62	.54	.40	.81
TOTAL OPER EXP	4.48	4.07	3.48	4.84	52	4.79	4.28	3.70	5.16
FIXED EXPENSES	3.27	2.34	1.97	3.32	50	3.27	2.34	1.97	3.32
TOTAL OPER+FIXED	7.60	6.23	5.65	7.78	52	8.15	6.45	5.73	8.25
LEASING EXP	1.32	.78	.18	2.0[illegible]	32				
TOTAL PAYROLL	.71	.51	.35	.68	50				
TOTAL CONTRACT	1.55	1.42	1.01	1.98	49				

AVG SQFT OFC TEN	6944	50	AVG OFFICE OCCUPANCY	88.0	52
AVG SQFT RET TEN	2535	32	AVG RETAIL OCCUPANCY	90.6	37
AVG SQFT OFC/WORK	186	34	AVG RATE (R) END RENT	14.66	43
			RENTABLE/GROSS SQFT	.89	52

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA/MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.71	45	ADMIN TOTAL	.54	44
PAYROLL	.14	13	PAYROLL	.28	24
CONTRACT	.63	43	MGMT FEES	1.40	28
SUP/MAT/MISC	.05	36	LEGAL FEES	.02	15
TRASH REMOVAL	.04	36	AUDIT FEES	.02	19
			GEN OFC EXP	.04	30
REPR MAINT TOTAL	.96	45	OTHER ADM EXP	.03	21
PAYROLL	.33	37			
ELEVATOR	.15	43	FIXED EXP TOTAL	2.31	43
HVAC	.17	43	REAL ESTATE TAX	2.20	41
ELECTRICAL	.05	36	BUILDING INS	.09	41
STRUCT/ROOF	.04	18	PERS PROP TAX	.68	2
PLUMBING	.03	29	OTHER TAXES	.02	6
FIRE LIFE SFTY	.02	25			
OTHER MAINT SUP	.18	44	LEASING EXPENSES	.98	28
			ADV PROMOTION	.01	16
UTILITIES TOTAL	1.39	45	COMM FEES	.20	27
ELECTRIC	1.04	45	TENANT ALTS	1.04	22
GAS	.25	39	BUY-OUTS	.20	3
FUEL OIL	.38	5			
PURCH STEAM	.42	4	TOTAL PAYROLL	.51	34
PURCH CHL WTR			CLEANING	.14	13
COAL			REPAIR MAINT	.33	37
WATER/SEWER	.07	38	RDS GROUNDS	.05	6
			SECURITY	.07	9
RDS GNDS SEC TOT	.23	40	ADMINISTRATIVE	.28	24
RDS GNDS TOTAL	.03	27			
RDS GNDS PAYRL	.05	6	TOTAL CONTRACTS	1.35	45
RDS GNDS CONTR	.02	22	CLEANING	.63	43
RDS GNDS OTHER	.01	13	REPAIR MAINT	.40	40
SECURITY TOTAL	.21	39	RDS GROUNDS	.02	22
SEC PAYROLL	.07	9	SECURITY	.21	34
SEC CONTRACTS	.21	34	ADMINISTRATIVE	.41	31
SEC OTHER	.01	13			

All line items are computed as stand alone figures. Columns will not add to match totals.

CANADIAN PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	23 BLDS 9,525,966 SQ FT					8,118,891 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					23	17 80	16 20	13 54	22 83
RETAIL AREA	12 57	18 52	11 34	29 19	19				
OTHER AREA	4 29	4 47	3 41	7 31	6				
TOTAL RENT	16 90	15 66	12 99	22 50	23				
MISCELLANEOUS	38	12	01	26	17				
TOTAL INCOME	17 18	15 82	13 14	22 50	23				
EXPENSE									
CLEANING	84	69	57	1 06	23	98	87	61	1 11
REPAIR MAINT	84	86	53	96	23	98	96	79	1 11
UTILITIES	1 35	1 33	1 09	1 61	23	1 57	1 48	1 19	1 81
RDS GNDS SEC	45	28	07	45	22	45	28	07	45
ADMINISTRATIVE	58	44	24	90	23	58	44	24	90
TOTAL OPER EXP	4 03	4 00	3 13	4 50	23	4 71	4 18	3 70	5 27
FIXED EXPENSES	2 83	2 94	2 37	3 57	22	2 83	2 94	2 37	3 57
TOTAL OPER+FIXED	6 75	6 45	5 02	7 99	23	7 34	6 87	5 26	8 77
LEASING EXP	89	41	06	1 32	18				
TOTAL PAYROLL	66	51	29	78	22				
TOTAL CONTRACT	1 21	1 06	65	1 30	22				

AVG SQFT OFC TEN	14633	20	AVG OFFICE OCCUPANCY	91 8	23
AVG SQFT RET TEN	5177	18	AVG RETAIL OCCUPANCY	92 5	23
AVG SQFT OFC WORK	202	15	AVG RATE YR END RENT	16 00	16
			RENTABLE GROSS SQFT	94	23

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	66	20	ADMIN TOTAL	43	20
PAYROLL	48	5	PAYROLL	15	16
CONTRACT	54	20	MGMT FEES	49	10
SUP MAT MISC	03	16	LEGAL FEES	01	15
TRASH REMOVAL	03	18	AUDIT FEES	01	16
			GEN OFC EXP	01	12
REPR MAINT TOTAL	87	20	OTHER ADM EXP	04	15
PAYROLL	32	18			
ELEVATOR	17	20	FIXED EXP TOTAL	2 79	20
HVAC	08	20	REAL ESTATE TAX	2 56	20
ELECTRICAL	07	14	BUILDING INS	11	20
STRUCT ROOF	03	9	PERS PROP TAX		
PLUMBING	01	15	OTHER TAXES	08	10
FIRE LIFE SFTY	01	12			
OTHER MAINT SUP	11	19	LEASING EXPENSES	19	14
			ADV PROMOTION	00	9
UTILITIES TOTAL	1 28	20	COMM FEES	11	7
ELECTRIC	1 01	20	TENANT ALTS	34	9
GAS	19	14	BUY OUTS	04	2
FUEL OIL	48	4			
PURCH STEAM	52	1	TOTAL PAYROLL	55	20
PURCH CH WTR			CLEANING	48	5
COAL			REPAIR MAINT	32	18
WATER SEWER	05	16	RDS GROUNDS	09	4
			SECURITY	08	11
RDS GNDS SEC TOT	25	19	ADMINISTRATIVE	15	16
RDS GNDS TOTAL	01	15			
RDS GNDS PAYRL	09	4	TOTAL CONTRACTS	1 06	20
RDS GNDS CONTR	01	11	CLEANING	54	20
RDS GNDS OTHER	00	6	REPAIR MAINT	26	19
SECURITY TOTAL	24	17	RDS GROUNDS	01	11
SEC PAYROLL	06	11	SECURITY	23	11
SEC CONTRACTS	22	11	ADMINISTRATIVE	06	15
SEC OTHER	05	6			

[illegible]

CANADIAN PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
DOWNTOWN MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS 5,817,964 SQ FT					5,518,276 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	21 17	16 89		
RETAIL AREA	16 89	19 38	14 89	26 30	4				
OTHER AREA	3 21	4 20			3				
TOTAL RENT	16 39	15 13	6 66	21 82	4				
MISCELLANEOUS	04	04			1				
TOTAL INCOME	16 40	15 15	6 88	21 84	4				
EXPENSE									
CLEANING	75	69	20	1 94	6	78	79	20	1 96
REPAIR MAINT	1 24	1 18	43	3 55	6	1 28	1 18	45	3 85
UTILITIES	84	97	54	1 75	6	87	1 01	54	1 91
RDS GNDS SEC	12	16	02	29	6	12	16	02	29
ADMINISTRATIVE	1 02	34	13	4 16	6	1 02	34	13	4 16
TOTAL OPER EXP	3 97	3 94	1 64	10 75	6	4 11	4 60	1 64	10 88
FIXED EXPENSES	2 38	2 00	1 23	3 91	5	2 38	2 00	1 23	3 91
TOTAL OPER+FIXED	5 54	5 03	2 18	14 27	6	6 37	6 68	2 18	14 39
LEASING EXP	02	02			1				
TOTAL PAYROLL	1 40	54	35	5 01	6				
TOTAL CONTRACT	91	84	24	2 70	6				

AVG SQFT OFC TEN	422388	5	AVG OFFICE OCCUPANCY	97 3	6
AVG SQFT RET TEN	2887	4	AVG RETAIL OCCUPANCY	91 3	4
AVG SQFT OFC WORK	399	4	AVG RATE YR END RENT	16 00	4
			RENTABLE GROSS SQFT	94	6

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	69	6	ADMIN TOTAL	34	6
PAYROLL	1 49	2	PAYROLL	14	3
CONTRACT	67	4	MGMT FEES	1 24	2
SUP MAT MISC	05	6	LEGAL FEES	01	4
TRASH REMOVAL	07	5	AUDIT FEES	01	4
			GEN OFC EXP	08	5
REPR MAINT TOTAL	1 18	6	OTHER ADM EXP	01	3
PAYROLL	27	5			
ELEVATOR	16	6	FIXED EXP TOTAL	2 00	5
HVAC	11	5	REAL ESTATE TAX	1 92	5
ELECTRICAL	13	2	BUILDING INS	08	3
STRUCT ROOF	13	3	PERS PROP TAX		
PLUMBING	03	2	OTHER TAXES	29	2
FIRE LIFE SFTY	21	2			
OTHER MAINT SUP	43	6	LEASING EXPENSES	02	1
			ADV PROMOTION	01	1
UTILITIES TOTAL	97	6	COMM FEES	01	1
ELECTRIC	87	6	TENANT ALTS		
GAS	13	4	BUY OUTS		
FUEL OIL	01	2			
PURCH STEAM	52	1	TOTAL PAYROLL	54	6
PURCH CH WTR			CLEANING	1 49	2
COAL			REPAIR MAINT	27	5
WATER SEWER	07	3	RDS GROUNDS		
			SECURITY	17	3
RDS GNDS SEC TOT	16	6	ADMINISTRATIVE	14	6
RDS GNDS TOTAL	03	3			
RDS GNDS PAYRL			TOTAL CONTRACTS	84	6
RDS GNDS CONTR	00	1	CLEANING	67	4
RDS GNDS OTHER	03	2	REPAIR MAINT	17	6
SECURITY TOTAL	21	5	RDS GROUNDS	00	1
SEC PAYROLL	17	3	SECURITY	04	1
SEC CONTRACTS	04	1	ADMINISTRATIVE	91	1
SEC OTHER	04	5			

[illegible]

Location/Size Analysis

CANADIAN PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
ALL SUBURBAN

Total building rentable area: 17 BLDS 3,508,859 SQ.FT.; total office rentable area: 3,308,421 SQ.FT.

INCOME	AVG	MEDIAN	LOW	HIGH	# BLDG	AVG	MEDIAN	LOW	HIGH
OFFICE AREA					15	11.43	11.45	8.56	14.87
RETAIL AREA	16.81	20.37			6				
OTHER AREA	2.13	1.83			3				
TOTAL RENT	11.47	11.11	8.23	14.09	15				
MISCELLANEOUS	.08	.08	.01	.17	7				
TOTAL INCOME	11.18	11.18	8.33	14.14	16				
EXPENSE									
CLEANING	1.21	.89	.74	1.21	16	1.30	.93	.78	1.33
REPAIR MAINT	1.20	1.03	.83	1.58	16	1.30	1.03	.88	1.64
UTILITIES	1.44	1.39	1.16	1.74	16	1.54	1.39	1.24	1.96
[illegible]	.42	.37	.32	.52	16	.42	.37	.32	.52
ADMINISTRATIVE	.85	.55	.47	1.42	15	.85	.55	.47	1.42
TOTAL OPER EXP	4.87	4.34	4.01	5.94	16	5.15	4.34	4.25	6.39
FIXED EXPENSES	2.73	2.35	1.59	3.78	15	2.73	2.35	1.59	3.78
TOTAL OPER+FIXED	7.49	7.21	6.47	8.71	16	7.81	7.33	6.75	9.97
LEASING EXP	.40	.06			5				
TOTAL PAYROLL	1.55	.85	.54	2.63	16				
TOTAL CONTRACT	1.18	1.33	.83	1.59	16				

[illegible]	16733	15	[illegible]	87.4	17
[illegible]	1808	7	[illegible]	92.5	8
[illegible]	197	14	[illegible]	15.27	12
			[illegible]	.91	17

COMPONENT	MEDIAN	# BLDG	COMPONENT	MEDIAN	# BLDG
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

CANADIAN PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
SUBURBAN LESS THAN 50,000 SQ.FT.

Total building rentable area: 3 BLDS 105,594 SQ.FT.; total office rentable area: 99,574 SQ.FT.

INCOME	AVG	MEDIAN	LOW	HIGH	# BLDG	AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	11.79	10.31		
RETAIL AREA									
OTHER AREA	1.83	1.83			1				
TOTAL RENT	11.74	10.31			3				
MISCELLANEOUS	.04	.04			2				
TOTAL INCOME	11.19	10.33			3				
EXPENSE									
CLEANING	1.04	1.02			3	1.12	1.12		
REPAIR MAINT	.93	.93			3	.99	.99		
UTILITIES	1.63	1.63			3	1.75	1.75		
[illegible]	.14	.14			3	.14	.14		
ADMINISTRATIVE	1.18	1.14			2	1.19	1.14		
TOTAL OPER EXP	4.97	4.96			3	4.35	5.27		
FIXED EXPENSES	1.68	1.70			2	1.69	1.70		
TOTAL OPER+FIXED	6.61	6.56			3	5.97	5.97		
LEASING EXP	1.30	1.41			2				
TOTAL PAYROLL	1.05	1.01			2				
TOTAL CONTRACT	1.27	1.28			3				

[illegible]	2329	3	[illegible]	91.2	3
[illegible]	0	0	[illegible]	0	0
[illegible]	247	3	[illegible]	11.25	3
			[illegible]	.88	3

COMPONENT	MEDIAN	# BLDG	COMPONENT	MEDIAN	# BLDG
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Location/Size Analysis

CANADIAN PRIVATE SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
SUBURBAN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 1,052,699 SQ.FT.					1,029,038 SQ.FT.			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	12 76	12 05	8 56	17 38
RETAIL AREA	21 20	21 20			1				
OTHER AREA	4 14	4 14			1				
TOTAL RENT	12 87	12 13	8 63	17 44	4				
MISCELLANEOUS	06	06			2				
TOTAL INCOME	12 90	12 14	8 83	17 59	4				
EXPENSE									
CLEANING	84	89	61	1 04	5	86	93	63	1 05
REPAIR MAINT	1 49	1 21	90	2 37	5	1 51	1 29	90	2 42
UTILITIES	1 56	1 39	1 20	1 94	5	1 60	1 39	1 24	2 00
RDS GNDS SEC	58	51	37	78	5	58	51	37	78
ADMINISTRATIVE	87	57	49	1 42	5	87	57	49	1 42
TOTAL OPER EXP	5 34	4 34	4 20	7 06	5	5 46	4 34	4 33	7 24
FIXED EXPENSES #	3 04	2 85	1 48	4 25	5	3 04	2 85	1 48	4 25
TOTAL OPER+FIXED	8 38	7 87	6 43	10 31	5	8 50	7 67	6 56	10 50
LEASING EXP									
TOTAL PAYROLL	1 49	61	44	3 24	5				
TOTAL CONTRACT	1 30	1 33	65	1 69	5				

AVG SQFT OFC TEN	13638	4	AVG OFFICE OCCUPANCY	97 1	5
AVG SQFT RET TEN	2128	1	AVG RETAIL OCCUPANCY	100 0	1
AVG SQFT OCC WORK	230	5	AVG RATE YR END RENT	14 39	4
			RENTABLE GROSS SQFT	88	5

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	89	5	ADMIN TOTAL	57	5
PAYROLL	69	2	PAYROLL	50	4
CONTRACT	51	5	MGMT FEES	46	3
SUP MAT MISC	06	5	LEGAL FEES	01	1
TRASH REMOVAL	02	2	AUDIT FEES	02	1
			GEN OFC EXP	07	4
			OTHER ADM EXP	03	3
REPR MAINT TOTAL	1 21	5			
PAYROLL	65	4	FIXED EXP TOTAL	2 85	5
ELEVATOR	04	5	REAL ESTATE TAX	2 74	5
HVAC	16	5	BUILDING INS	10	5
ELECTRICAL	06	4	PERS PROP TAX	40	1
STRUCT ROOF	35	1	OTHER TAXES	48	4
PLUMBING	02	4			
FIRE LFE SFTY	06	4	LEASING EXPENSES		
OTHER MAINT SUP	20	5	ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL	1 39	5	TENANT ALTS		
ELECTRIC	1 15	5			
GAS	13	5	BUY-OUTS		
FUEL OIL	01	1			
PURCH STEAM			TOTAL PAYROLL	61	5
PURCH CH WTR			CLEANING	69	2
COAL			REPAIR MAINT	65	4
WATER SEWER	07	4	RDS GROUNDS	11	2
			SECURITY		
RDS GNDS SEC TOT	51	5	ADMINISTRATIVE	50	4
RDS GNDS TOTAL	17	5			
RDS GNDS PAYRL	11	2	TOTAL CONTRACTS	1 33	5
RDS GNDS CONTR	11	5	CLEANING	51	5
RDS GNDS OTHER	02	4	REPAIR MAINT	40	4
SECURITY TOTAL	34	5	RDS GROUNDS	11	5
SEC PAYROLL			SECURITY	34	5
SEC CONTRACTS	34	5	ADMINISTRATIVE	03	2
SEC OTHER	06	2			

FIX EXPS ARE COMPUTED AT GROSS AREA FIGURES. COMPS MAY NOT ADD TO GROSS CODES.

City Analyses 1986
Canada Private Sector

CANADIAN PRIVATE SECTOR
CALGARY
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	21 BLDS 6,587,940 SQ.FT.					5,826,515 SQ.FT.			
INCOME	DOLLARS SQ.FT.		MID RANGE		# BLDS	DOLLAR SQ.FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					21	16.24	14.79	10.80	16.57
RETAIL AREA	18.96	15.05	11.55	23.92	15				
OTHER AREA	5.76	3.87	2.72	7.24	12				
TOTAL RENT	17.48	14.79	11.51	17.63	21				
MISCELLANEOUS	.10	.02	.02	.26	10				
TOTAL INCOME	17.52	14.79	11.51	17.78	21				
EXPENSE									
CLEANING	.73	.71	.65	.77	21	.80	.80	.68	.95
REPAIR-MAINT	1.08	.89	.68	1.27	21	1.22	1.11	.71	1.41
UTILITIES	1.39	1.36	1.18	1.57	21	1.54	1.56	1.19	1.80
RDS GNDS SEC	.35	.33	.22	.41	21	.35	.33	.22	.41
ADMINISTRATIVE	.48	.45	.33	.81	21	.48	.45	.33	.81
TOTAL OPER EXP	4.04	3.94	3.45	4.52	21	4.50	4.29	3.74	5.16
FIXED EXPENSES	1.96	2.00	1.79	2.28	21	1.96	2.00	1.79	2.28
TOTAL OPER+FIXED	6.00	5.99	5.53	6.60	21	6.46	6.30	5.68	7.15
LEASING EXP	1.03	.96	.32	2.99	10				
TOTAL PAYROLL	.67	.49	.35	.72	21				
TOTAL CONTRACT	.99	1.03	.81	1.60	21				

AVG SQFT OFC TEN	23600	19	AVG OFFICE OCCUPANCY	93.9	21
AVG SQFT RET TEN	2688	18	AVG RETAIL OCCUPANCY	96.0	18
AVG SQFT OFC WORK	263	8	AVG RATE YR-END RENT	11.72	16
			RENTABLE GROSS SQFT	.86	21

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.71	19	ADMIN TOTAL	.48	19
PAYROLL	.35	5	PAYROLL	.14	12
CONTRACT	.61	19	MGMT FEES	.42	13
SUP MAT MISC	.04	13	LEGAL FEES	.01	7
TRASH REMOVAL	.03	15	AUDIT FEES	.01	8
			GEN OFC EXP	.10	10
			OTHER ADM EXP	.06	10
REPR MAINT TOTAL	1.03	19			
PAYROLL	.29	14	FIXED EXP TOTAL	1.97	19
ELEVATOR	.20	19	REAL ESTATE TAX	1.87	18
HVAC	.19	19	BUILDING INS	.08	19
ELECTRICAL	.03	13	PERS PROP TAX	1.32	1
STRUCT ROOF	.00	1	OTHER TAXES	.00	3
PLUMBING	.01	8			
FIRE LIFE SFTY	.02	7	LEASING EXPENSES	.96	10
OTHER MAINT SUP	.27	18	ADV PROMOTION	.02	8
			COMM FEES	.43	6
UTILITIES TOTAL	1.36	19	TENANT ALTS	.79	6
ELECTRIC	1.04	19	BUY OUTS	.58	2
GAS	.22	18			
FUEL OIL	.00	1	TOTAL PAYROLL	.44	19
PURCH STEAM			CLEANING	.35	5
PURCH CH WTR			REPAIR MAINT	.29	14
COAL			RDS GROUNDS	.09	3
WATER SEWER	.10	17	SECURITY	.32	8
			ADMINISTRATIVE	.14	12
RDS GNDS SEC TOT	.33	19			
RDS GNDS TOTAL	.03	11	TOTAL CONTRACTS	1.30	19
RDS GNDS PAYRL	.09	3	CLEANING	.61	19
RDS GNDS CONTR	.03	8	REPAIR MAINT	.23	17
RDS GNDS OTHER			RDS GROUNDS	.03	8
SECURITY TOTAL	.31	16	SECURITY	.25	12
SEC PAYROLL	.32	8	ADMINISTRATIVE	.42	7
SEC CONTRACTS	.25	12			
SEC OTHER	.03	9			

*All line items are computed as stand alone figures. Columns will not add to match totals.

CANADIAN PRIVATE SECTOR
CALGARY
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS 1,640,542 SQ.FT.					1,539,718 SQ.FT.			
INCOME	DOLLARS SQ.FT.		MID RANGE		# BLDS	DOLLAR SQ.FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					9	13.44	14.79	8.13	16.24
RETAIL AREA	14.82	13.66	8.54	31.2	6				
OTHER AREA	5.12	4.11	2.03	5.25	4				
TOTAL RENT	13.38	14.66	8.37	16.2	9				
MISCELLANEOUS	.12	.12	.01	.26	4				
TOTAL INCOME	13.43	14.66	8.49	16.2	9				
EXPENSE									
CLEANING	.81	.71	.63	.92	9	.86	.71	.67	1.07
REPAIR-MAINT	1.35	1.16	.80	1.50	9	1.44	1.20	.94	1.52
UTILITIES	1.44	1.36	.99	2.3	9	1.52	1.38	.99	3.02
RDS GNDS SEC	.44	.33	.21	.4	9	.44	.33	.21	.41
ADMINISTRATIVE	.60	.45	.39	.8	9	.60	.45	.39	.81
TOTAL OPER EXP	4.63	4.07	3.84	5.1	9	4.93	4.29	3.84	6.32
FIXED EXPENSES	1.97	1.97	1.79	2.03	9	1.97	1.97	1.79	2.03
TOTAL OPER+FIXED	6.60	5.99	5.76	7.08	9	6.90	6.22	5.87	8.29
LEASING EXP	2.24	1.47	.65	5.8	6				
TOTAL PAYROLL	.60	.38	.35	.55	9				
TOTAL CONTRACT	1.49	1.54	.89	1.87	9				

AVG SQFT OFC TEN	14799	8	AVG OFFICE OCCUPANCY	90.5	9
AVG SQFT RET TEN	2359	5	AVG RETAIL OCCUPANCY	88.1	6
AVG SQFT OFC WORK	296	4	AVG RATE YR-END RENT	11.07	7
			RENTABLE GROSS SQFT	.74	9

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.72	8	ADMIN TOTAL	.46	8
PAYROLL	.23	2	PAYROLL	.23	2
CONTRACT	.61	8	MGMT FEES	.44	6
SUP MAT MISC	.05	7	LEGAL FEES	.07	2
TRASH REMOVAL	.03	8	AUDIT FEES	.01	3
			GEN OFC EXP	.07	5
			OTHER ADM EXP	.03	4
REPR MAINT TOTAL	1.18	8			
PAYROLL	.37	6	FIXED EXP TOTAL	1.97	8
ELEVATOR	.17	8	REAL ESTATE TAX	1.82	7
HVAC	.21	8	BUILDING INS	.08	8
ELECTRICAL	.06	6	PERS PROP TAX	1.32	1
STRUCT ROOF	.00	1	OTHER TAXES	.00	1
PLUMBING	.01	4			
FIRE LIFE SFTY	.02	3	LEASING EXPENSES	1.47	6
OTHER MAINT SUP	.38	8	ADV PROMOTION	.02	5
			COMM FEES	.52	5
UTILITIES TOTAL	1.42	8	TENANT ALTS	1.09	5
ELECTRIC	1.02	8	BUY OUTS	.56	2
GAS	.23	8			
FUEL OIL			TOTAL PAYROLL	.37	8
PURCH STEAM			CLEANING	.23	2
PURCH CH WTR			REPAIR MAINT	.37	6
COAL			RDS GROUNDS		
WATER SEWER	.10	7	SECURITY	1.07	1
			ADMINISTRATIVE	.23	2
RDS GNDS SEC TOT	.31	8			
RDS GNDS TOTAL	.02	4	TOTAL CONTRACTS	1.56	8
RDS GNDS PAYRL			CLEANING	.61	8
RDS GNDS CONTR	.02	4	REPAIR MAINT	.23	7
RDS GNDS OTHER			RDS GROUNDS	.02	4
SECURITY TOTAL	.28	8	SECURITY	.28	8
SEC PAYROLL	1.07	1	ADMINISTRATIVE	.46	4
SEC CONTRACTS	.28	8			
SEC OTHER	.12	2			

All line items are computed as stand alone figures. Columns will not add to match totals.

Calgary, AB
Edmonton, AB

CANADIAN PRIVATE SECTOR
CALGARY
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 1,758,895 SQ FT					1,534,152 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	16.86	15.41	14.46	19.29
RETAIL AREA	21.58	14.09	11.55	23.33	4				
OTHER AREA	3.54	3.54			3				
TOTAL RENT	17.12	16.22	14.09	20.07	4				
MISCELLANEOUS	.14	.02			3				
TOTAL INCOME	17.23	16.39	14.11	20.23	4				
EXPENSE									
CLEANING	.58	.70	.41	.70	4	.66	.81	.44	.87
REPAIR-MAINT	.72	.75	.54	.82	4	.83	.79	.60	.96
UTILITIES	1.33	1.32	1.28	1.40	4	1.51	1.49	1.32	1.74
RDS GNDS SEC	.40	.38	.32	.44	4	.40	.38	.32	.44
ADMINISTRATIVE	.49	.40	.31	.69	4	.49	.40	.31	.69
TOTAL OPER EXP	3.52	3.45	3.27	3.65	4	4.02	3.78	3.61	4.32
FIXED EXPENSES	2.10	2.21	1.34	2.82	4	2.10	2.21	1.34	2.82
TOTAL OPER+FIXED	5.61	5.78	4.79	6.30	4	6.11	6.26	4.95	7.15
LEASING EXP	.03	.03			1				
TOTAL PAYROLL	.64	.63	.39	.80	4				
TOTAL CONTRACT	1.01	.96	.90	1.15	4				

AVG SQFT OFC TEN	24467	3	AVG OFFICE OCCUPANCY	96.1	4
AVG SQFT RET TEN	5420	3	AVG RETAIL OCCUPANCY	97.0	4
AVG SQFT OFC WORK	289	1	AVG RATE YR-END RENT	9.67	1
			RENTABLE GROSS SQFT	.93	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.69	3	ADMIN TOTAL	.49	3
PAYROLL			PAYROLL	.16	2
CONTRACT	.66	3	MGMT FEES	.88	1
SUP MAT MISC	.03	1	LEGAL FEES	.01	3
TRASH REMOVAL	.03	2	AUDIT FEES	.01	3
			GEN OFC EXP		
			OTHER ADM EXP	.16	3
REPR MAINT TOTAL	.75	3			
PAYROLL	.26	3	FIXED EXP TOTAL	1.85	3
ELEVATOR	.21	3	REAL ESTATE TAX	1.79	3
HVAC	.10	3	BUILDING INS	.08	3
ELECTRICAL	.01	1	PERS PROP TAX		
STRUCT ROOF			OTHER TAXES	.00	2
PLUMBING	.01	1			
FIRE LIFE SFTY	.01	1	LEASING EXPENSES	.03	1
OTHER MAINT SUP	.22	2	ADV PROMOTION		
			COMM FEES	.02	1
UTILITIES TOTAL	1.32	3	TENANT ALTS	.01	1
ELECTRIC	1.04	3	BUY-OUTS		
GAS	.19	2			
FUEL OIL	.00	1	TOTAL PAYROLL	.76	3
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT	.26	3
COAL			RDS GROUNDS		
WATER SEWER	.09	2	SECURITY	.38	2
			ADMINISTRATIVE	.16	2
RDS GNDS SEC TOT	.43	3			
RDS GNDS TOTAL	.09	1	TOTAL CONTRACTS	1.00	3
RDS GNDS PAYRL			CLEANING	.66	3
RDS GNDS CONTR	.09	1	REPAIR MAINT	.26	2
RDS GNDS OTHER			RDS GROUNDS	.09	1
SECURITY TOTAL	.43	3	SECURITY	.24	1
SEC PAYROLL	.38	2	ADMINISTRATIVE	.02	3
SEC CONTRACTS	.24	1			
SEC OTHER	.06	2			

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CANADIAN PRIVATE SECTOR
EDMONTON
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS 2,033,393 SQ FT					1,870,602 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					10	10.96	11.44	7.58	14.67
RETAIL AREA	12.14	8.23	7.11	27.07	7				
OTHER AREA	3.04	3.34			2				
TOTAL RENT	11.33	11.37	8.37	14.60	10				
MISCELLANEOUS	.28	.24	.17	.49	7				
TOTAL INCOME	11.56	11.48	8.83	15.00	10				
EXPENSE									
CLEANING	.61	.58	.55	.71	10	.66	.66	.55	.76
REPAIR-MAINT	1.06	1.09	.84	1.32	10	1.14	1.19	.90	1.43
UTILITIES	1.32	1.27	1.03	1.72	10	1.42	1.37	1.04	1.81
RDS GNDS SEC	.26	.19	.06	.30	10	.26	.19	.06	.30
ADMINISTRATIVE	.68	.59	.25	.87	10	.68	.59	.25	.87
TOTAL OPER EXP	3.92	3.82	3.41	4.50	10	4.24	4.21	3.42	5.12
FIXED EXPENSES	2.25	2.12	1.90	2.41	10	2.25	2.12	1.90	2.41
TOTAL OPER+FIXED	6.17	6.10	5.41	6.65	10	6.48	6.35	5.42	7.28
LEASING EXP	1.32	.53	.07	2.56	7				
TOTAL PAYROLL	.77	.67	.48	.99	10				
TOTAL CONTRACT	.92	1.07	.73	1.34	10				

AVG SQFT OFC TEN	7513	10	AVG OFFICE OCCUPANCY	79.1	10
AVG SQFT RET TEN	2385	7	AVG RETAIL OCCUPANCY	75.8	7
AVG SQFT OFC WORK	261	6	AVG RATE YR-END RENT	9.36	8
			RENTABLE GROSS SQFT	.94	10

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.58	10	ADMIN TOTAL	.59	10
PAYROLL	.48	3	PAYROLL	.25	5
CONTRACT	.49	9	MGMT FEES	.45	5
SUP MAT MISC	.02	9	LEGAL FEES	.02	6
TRASH REMOVAL	.02	8	AUDIT FEES	.02	9
			GEN OFC EXP	.08	7
			OTHER ADM EXP	.01	5
REPR MAINT TOTAL	1.09	10			
PAYROLL	.35	9	FIXED EXP TOTAL	2.12	10
ELEVATOR	.20	10	REAL ESTATE TAX	2.02	10
HVAC	.16	10	BUILDING INS	.10	10
ELECTRICAL	.04	7	PERS PROP TAX		
STRUCT ROOF	.04	5	OTHER TAXES		
PLUMBING	.02	7			
FIRE LIFE SFTY	.02	7	LEASING EXPENSES	.53	7
OTHER MAINT SUP	.26	10	ADV PROMOTION	.11	4
			COMM FEES	.15	5
UTILITIES TOTAL	1.27	10	TENANT ALTS	.23	6
ELECTRIC	.98	10	BUY-OUTS	.02	1
GAS	.23	10			
FUEL OIL			TOTAL PAYROLL	.67	10
PURCH STEAM			CLEANING	.48	3
PURCH CH WTR			REPAIR MAINT	.35	9
COAL			RDS GROUNDS	.07	3
WATER SEWER	.06	10	SECURITY	.18	4
			ADMINISTRATIVE	.25	5
RDS GNDS SEC TOT	.19	10			
RDS GNDS TOTAL	.04	6	TOTAL CONTRACTS	1.07	10
RDS GNDS PAYRL	.07	3	CLEANING	.49	9
RDS GNDS CONTR	.04	4	REPAIR MAINT	.28	10
RDS GNDS OTHER	.01	7	RDS GROUNDS	.04	4
SECURITY TOTAL	.14	9	SECURITY	.15	4
SEC PAYROLL	.18	4	ADMINISTRATIVE	.22	6
SEC CONTRACTS	.15	4			
SEC OTHER	.01	6			

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Edmonton, AB
Montreal, PQ

CANADIAN PRIVATE SECTOR
EDMONTON
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS 1,188,038 SQ FT					1,090,504 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					7	10.85	11.16	7.06	15.79
RETAIL AREA	15.59	10.88	7.58	28.47	5				
OTHER AREA	3.04	3.34			2				
TOTAL RENT	11.09	11.01	8.02	15.79	7				
MISCELLANEOUS	35	43	12	56	5				
TOTAL INCOME	11.36	11.24	8.51	16.42	7				
EXPENSE									
CLEANING	64	57	54	72	7	69	67	55	83
REPAIR MAINT	1.13	1.15	82	1.25	7	1.22	1.20	85	1.41
UTILITIES	1.46	1.36	1.03	1.64	7	1.58	1.36	1.05	1.83
RDS GNDS SEC	21	22	07	27	7	21	22	07	27
ADMINISTRATIVE	49	52	04	61	7	49	52	04	61
TOTAL OPER EXP	3.92	3.80	3.29	4.49	7	4.24	3.90	3.29	5.05
FIXED EXPENSES	2.00	2.02	1.87	2.16	7	2.00	2.02	1.87	2.16
TOTAL OPER+FIXED	5.92	5.78	5.31	6.27	7	6.24	6.06	5.32	6.96
LEASING EXP	88	80	07	2.05	4				
TOTAL PAYROLL	68	64	42	95	7				
TOTAL CONTRACT	1.04	1.02	78	1.33	7				

AVG SQFT OFC TEN	8320	7	AVG OFFICE OCCUPANCY	79.3	7
AVG SQFT RET TEN	2512	5	AVG RETAIL OCCUPANCY	85.1	5
AVG SQFT OFC WORK	200	3	AVG RATE YR-END RENT	7.70	5
			RENTABLE GROSS SQFT	92	7

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.57	7	ADMIN TOTAL	52	7
PAYROLL	70	1	PAYROLL	38	3
CONTRACT	51	6	MGMT FEES	38	2
SUP MAT MISC	02	6	LEGAL FEES	03	4
TRASH REMOVAL	02	6	AUDIT FEES	02	6
			GEN OFC EXP	06	6
REPR MAINT TOTAL	1.15	7	OTHER ADM EXP	01	3
PAYROLL	37	6			
ELEVATOR	14	7	FIXED EXP TOTAL	2.02	7
HVAC	18	7	REAL ESTATE TAX	1.95	7
ELECTRICAL	07	5	BUILDING INS	09	7
STRUCT ROOF	02	4	PERS PROP TAX		
PLUMBING	03	5	OTHER TAXES		
FIRE LIFE SFTY	02	5			
OTHER MAINT SUP	.29	7	LEASING EXPENSES	80	4
			ADV PROMOTION	10	2
UTILITIES TOTAL	1.36	7	COMM FEES	22	4
ELECTRIC	1.00	7	TENANT ALTS	53	4
GAS	25	7	BUY-OUTS	02	1
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	64	7
PURCH CH WTR			CLEANING	70	1
COAL			REPAIR MAINT	37	6
WATER SEWER	05	7	RDS GROUNDS	13	1
			SECURITY	26	2
RDS GNDS SEC TOT	22	7	ADMINISTRATIVE	38	3
RDS GNDS TOTAL	04	5			
RDS GNDS PAYRL	13	1	TOTAL CONTRACTS	1.02	7
RDS GNDS CONTR	06	2	CLEANING	51	6
RDS GNDS OTHER	01	4	REPAIR MAINT	24	7
SECURITY TOTAL	15	8	RDS GROUNDS	06	2
SEC PAYROLL	28	2	SECURITY	06	3
SEC CONTRACTS	06	3	ADMINISTRATIVE	22	4
SEC OTHER	02	4			

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CANADIAN PRIVATE SECTOR
MONTREAL
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS 5,921,313 SQ FT					5,776,286 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					9	11.43	13.12	9.11	14.89
RETAIL AREA	19.13	13.78	8.29	27.14	7				
OTHER AREA	4.04	4.25			2				
TOTAL RENT	9.53	12.99	7.62	14.85	10				
MISCELLANEOUS	84	11	03	1.81	8				
TOTAL INCOME	10.17	13.14	9.25	15.76	10				
EXPENSE									
CLEANING	75	90	36	1.03	12	77	91	40	1.04
REPAIR MAINT	1.04	82	50	1.16	12	1.06	90	50	1.26
UTILITIES	89	1.17	96	1.78	12	91	1.19	96	1.84
RDS GNDS SEC	16	22	12	29	12	16	22	12	29
ADMINISTRATIVE	1.09	65	44	83	12	1.09	65	44	83
TOTAL OPER EXP	3.93	4.27	2.67	4.52	12	4.02	4.52	3.01	5.14
FIXED EXPENSES	1.83	2.12	1.23	2.47	11	1.83	2.12	1.23	2.47
TOTAL OPER+FIXED	5.13	6.54	3.64	7.26	12	7.60	6.73	3.72	7.75
LEASING EXP	74	31	18	1.37	9				
TOTAL PAYROLL	1.00	36	32	69	12				
TOTAL CONTRACT	1.43	1.78	97	3.14	12				

AVG SQFT OFC TEN	17823	11	AVG OFFICE OCCUPANCY	96.9	12
AVG SQFT RET TEN	1305	7	AVG RETAIL OCCUPANCY	93.1	7
AVG SQFT OFC WORK	296	10	AVG RATE YR-END RENT	13.71	10
			RENTABLE GROSS SQFT	98	12

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	90	12	ADMIN TOTAL	65	12
PAYROLL	09	6	PAYROLL	13	7
CONTRACT	78	11	MGMT FEES	51	10
SUP MAT MISC	06	11	LEGAL FEES	02	7
TRASH REMOVAL	03	11	AUDIT FEES	02	7
			GEN OFC EXP	06	8
REPR MAINT TOTAL	82	12	OTHER ADM EXP	01	9
PAYROLL	42	8			
ELEVATOR	10	12	FIXED EXP TOTAL	2.12	11
HVAC	21	11	REAL ESTATE TAX	2.06	11
ELECTRICAL	04	9	BUILDING INS	09	9
STRUCT ROOF	13	5	PERS PROP TAX		
PLUMBING	02	9	OTHER TAXES	22	2
FIRE LIFE SFTY	02	5			
OTHER MAINT SUP	13	12	LEASING EXPENSES	31	9
			ADV PROMOTION	00	7
UTILITIES TOTAL	1.17	12	COMM FEES	13	9
ELECTRIC	94	12	TENANT ALTS	58	7
GAS	30	7	BUY-OUTS		
FUEL OIL	00	4			
PURCH STEAM	52	2	TOTAL PAYROLL	36	12
PURCH CH WTR			CLEANING	09	6
COAL			REPAIR MAINT	42	8
WATER SEWER	00	2	RDS GROUNDS	08	1
			SECURITY	04	7
RDS GNDS SEC TOT	22	12	ADMINISTRATIVE	13	7
RDS GNDS TOTAL	01	6			
RDS GNDS PAYRL	08	1	TOTAL CONTRACTS	1.78	12
RDS GNDS CONTR	01	4	CLEANING	78	11
RDS GNDS OTHER	01	3	REPAIR MAINT	22	10
SECURITY TOTAL	22	11	RDS GROUNDS	01	4
SEC PAYROLL	04	7	SECURITY	20	9
SEC CONTRACTS	20	9	ADMINISTRATIVE	54	11
SEC OTHER	01	7			

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Montreal, PQ
Ottawa, ON

CANADIAN PRIVATE SECTOR
MONTREAL
DOWNTOWN MORE THAN 600,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 3,429,500 SQ FT					3,419,415 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA	30.79	30.79			1				
OTHER AREA	4.50	4.50			1				
TOTAL RENT	.33	.33			1				
MISCELLANEOUS									
TOTAL INCOME	.33	.33			1				
EXPENSE									
CLEANING	.37	.28			3	.38	.28		
REPAIR-MAINT	1.17	.90			3	1.18	.90		
UTILITIES	.66	.96			3	.66	.96		
RDS GNDS SEC	.08	.12			3	.08	.12		
ADMINISTRATIVE	1.41	.45			3	1.41	.45		
TOTAL OPER EXP	3.70	2.58			3	3.71	2.57		
FIXED EXPENSES	1.20	1.23			2	1.20	1.23		
TOTAL OPER+FIXED	4.20	3.64			3	9.13	3.65		
LEASING EXP									
TOTAL PAYROLL	1.40	.36			3				
TOTAL CONTRACT	.91	.40			3				

AVG SQFT OFC TEN	299208	2	AVG OFFICE OCCUPANCY	100.0	3
AVG SQFT RET TEN	3175	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	434	3	AVG RATE YR-END RENT	5.51	1
			RENTABLE GROSS SQFT	1.00	3

COMPONENT COSTS (1) TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.28	3	ADMIN TOTAL	.45	3
PAYROLL	.75	1	PAYROLL	.35	3
CONTRACT	.44	2	MGMT FEES	1.61	1
SUP MAT MISC	.07	3	LEGAL FEES	.00	1
TRASH REMOVAL	.04	2	AUDIT FEES	.00	1
			GEN OFC EXP	1.15	2
			OTHER ADM EXP	.03	2
REPR MAINT TOTAL	.90	3			
PAYROLL	1.41	2	FIXED EXP TOTAL	1.23	2
ELEVATOR	.04	3	REAL ESTATE TAX	1.01	2
HVAC	.13	2	BUILDING INS		
ELECTRICAL	.14	1	PERS PROP TAX		
STRUCT ROOF	.16	2	OTHER TAXES	.43	1
PLUMBING	.02	1			
FIRE LIFE SFTY	.01	1	LEASING EXPENSES		
OTHER MAINT SUP	.73	3	ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL	.96	3	TENANT ALTS		
ELECTRIC	.94	3	BUY OUTS		
GAS	.03	1			
FUEL OIL	.02	1	TOTAL PAYROLL	.36	3
PURCH STEAM	.52	1	CLEANING	.25	1
PURCH CH WTR			REPAIR MAINT	1.41	2
COAL			RDS GROUNDS		
WATER SEWER			SECURITY	.15	1
			ADMINISTRATIVE	.35	3
RDS GNDS SEC TOT	.12	3			
RDS GNDS TOTAL	.02	2	TOTAL CONTRACTS	.40	3
RDS GNDS PAYRL			CLEANING	.44	2
RDS GNDS CONTR	.00	1	REPAIR MAINT	.40	3
RDS GNDS OTHER	.03	1	RDS GROUNDS	.00	1
SECURITY TOTAL	.18	2	SECURITY	.04	1
SEC PAYROLL	.15	1	ADMINISTRATIVE	.82	2
SEC CONTRACTS	.04	1			
SEC OTHER	.08	2			

(1) line items are computed as stand alone figures. Columns will not add to match totals.

CANADIAN PRIVATE SECTOR
OTTAWA
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS 4,980,123 SQ FT					4,547,211 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					18	17.51	15.63	10.78	22.60
RETAIL AREA	34.19	22.70	13.94	42.07	12				
OTHER AREA	5.89	5.96	4.38	42.42	5				
TOTAL RENT	17.25	15.63	10.37	21.15	18				
MISCELLANEOUS	.15	.02	.01	.15	8				
TOTAL INCOME	17.33	15.68	10.37	21.15	18				
EXPENSE									
CLEANING	.64	.61	.52	.66	18	.70	.65	.57	.71
REPAIR-MAINT	.82	.79	.62	.95	18	.89	.88	.69	1.03
UTILITIES	1.55	1.46	1.21	1.78	18	1.68	1.52	1.33	2.03
RDS GNDS SEC	.17	.09	.02	.28	13	.17	.09	.02	.28
ADMINISTRATIVE	.39	.31	.23	.53	18	.39	.31	.23	.53
TOTAL OPER EXP	3.53	3.17	2.94	3.95	18	3.83	3.78	3.20	4.39
FIXED EXPENSES	2.83	2.51	2.17	3.11	18	2.83	2.51	2.17	3.11
TOTAL OPER+FIXED	6.36	6.06	5.35	6.66	16	6.67	6.33	5.49	7.07
LEASING EXP	.31	.14	.07	.50	13				
TOTAL PAYROLL	.48	.37	.22	.48	17				
TOTAL CONTRACT	.93	1.00	.68	1.15	15				

AVG SQFT OFC TEN	18757	18	AVG OFFICE OCCUPANCY	94.0	18
AVG SQFT RET TEN	1945	15	AVG RETAIL OCCUPANCY	79.3	15
AVG SQFT OFC WORK	196	16	AVG RATE YR-END RENT	20.87	14
			RENTABLE GROSS SQFT	.97	18

COMPONENT COSTS (1) TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.61	15	ADMIN TOTAL	.29	15
PAYROLL	.85	1	PAYROLL	.15	12
CONTRACT	.55	15	MGMT FEES	.35	6
SUP MAT MISC	.00	11	LEGAL FEES	.02	14
TRASH REMOVAL	.03	11	AUDIT FEES	.01	12
			GEN OFC EXP	.00	11
			OTHER ADM EXP	.04	10
REPR MAINT TOTAL	.81	15			
PAYROLL	.22	15	FIXED EXP TOTAL	2.50	15
ELEVATOR	.14	15	REAL ESTATE TAX	2.37	15
HVAC	.08	15	BUILDING INS	.08	15
ELECTRICAL	.11	14	PERS PROP TAX		
STRUCT ROOF	.03	9	OTHER TAXES	.09	8
PLUMBING	.02	13			
FIRE LIFE SFTY	.02	12	LEASING EXPENSES	.08	11
OTHER MAINT SUP	.08	15	ADV PROMOTION	.00	4
			COMM FEES	.19	6
UTILITIES TOTAL	1.46	15	TENANT ALTS	.47	5
ELECTRIC	.92	15	BUY OUTS	.04	2
GAS	.22	11			
FUEL OIL	.96	5	TOTAL PAYROLL	.42	15
PURCH STEAM			CLEANING	.85	1
PURCH CH WTR			REPAIR MAINT	.22	15
COAL			RDS GROUNDS	.09	2
WATER SEWER	.06	13	SECURITY	.05	3
			ADMINISTRATIVE	.15	12
RDS GNDS SEC TOT	.07	11			
RDS GNDS TOTAL	.01	11	TOTAL CONTRACTS	1.00	15
RDS GNDS PAYRL	.09	2	CLEANING	.55	15
RDS GNDS CONTR	.01	11	REPAIR MAINT	.24	15
RDS GNDS OTHER	.00	3	RDS GROUNDS	.01	11
SECURITY TOTAL	.02	9	SECURITY	.04	6
SEC PAYROLL	.05	3	ADMINISTRATIVE	.08	11
SEC CONTRACTS	.04	6			
SEC OTHER	.14	2			

(1) line items are computed as stand alone figures. Columns will not add to match totals.

Ottawa, ON

CANADIAN PRIVATE SECTOR
OTTAWA
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS 1,696,602 SQ FT					1,590,138 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					9	11.88	11.57	9.16	15.15
RETAIL AREA	17.35	16.91	9.26	26.96	6				
OTHER AREA	7.84	7.14	5.14	42.42	4				
TOTAL RENT	11.72	11.14	9.28	15.17	9				
MISCELLANEOUS	49	09			3				
TOTAL INCOME	11.88	11.23	9.28	15.19	9				
EXPENSE									
CLEANING	61	62	57	66	9	65	68	59	71
REPAIR MAINT	79	69	62	92	9	84	82	65	93
UTILITIES	1.46	1.38	1.21	1.54	9	1.53	1.44	1.33	1.70
RDS GNDS SEC	12	09	05	22	5	12	09	05	22
ADMINISTRATIVE	48	50	28	54	9	48	50	28	54
TOTAL OPER EXP	3.40	3.18	3.11	3.65	9	3.60	3.37	3.20	3.79
FIXED EXPENSES	2.26	2.18	1.87	2.51	9	2.26	2.18	1.97	2.51
TOTAL OPER+FIXED	5.66	5.37	4.85	6.11	9	5.86	5.54	5.17	6.26
LEASING EXP	43	21	07	72	7				
TOTAL PAYROLL	31	27	20	44	8				
TOTAL CONTRACT	1.08	1.06	92	1.31	6				

AVG SQFT OFC TEN	12169	9	AVG OFFICE OCCUPANCY	89.5	9
AVG SQFT RET TEN	1762	8	AVG RETAIL OCCUPANCY	84.5	8
AVG SQFT OFC WORK	216	8	AVG RATE YR-END RENT	18.15	7
			RENTABLE GROSS SQFT	97	9

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS/SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	64	6
PAYROLL		
CONTRACT	62	6
SUP MAT MISC	02	3
TRASH REMOVAL	03	3
REPR MAINT TOTAL	75	6
PAYROLL	20	6
ELEVATOR	13	6
HVAC	14	6
ELECTRICAL	05	6
STRUCT ROOF	02	3
PLUMBING	02	5
FIRE LIFE SFTY	02	5
OTHER MAINT SUP	10	6
UTILITIES TOTAL	1.30	6
ELECTRIC	91	6
GAS	26	5
FUEL OIL	93	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	13	5
RDS GNDS SEC TOT	09	3
RDS GNDS TOTAL	01	3
RDS GNDS PAYRL	08	1
RDS GNDS CONTR	01	2
RDS GNDS OTHER		
SECURITY TOTAL	02	3
SEC PAYROLL		
SEC CONTRACTS	04	2
SEC OTHER	02	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	38	6
PAYROLL	20	4
MGMT FEES	26	4
LEGAL FEES	02	6
AUDIT FEES	02	4
GEN OFC EXP	01	4
OTHER ADM EXP	02	3
FIXED EXP TOTAL	2.08	6
REAL ESTATE TAX	2.01	6
BUILDING INS	07	6
PERS PROP TAX		
OTHER TAXES	05	2
LEASING EXPENSES	14	5
ADV PROMOTION	00	1
COMM FEES	14	5
TENANT ALTS	1.01	2
BUY OUTS		
TOTAL PAYROLL	36	6
CLEANING		
REPAIR MAINT	20	6
RDS GROUNDS	06	1
SECURITY		
ADMINISTRATIVE	20	4
TOTAL CONTRACTS	1.06	6
CLEANING	62	6
REPAIR MAINT	28	6
RDS GROUNDS	01	3
SECURITY	04	2
ADMINISTRATIVE	23	5

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CANADIAN PRIVATE SECTOR
OTTAWA
DOWNTOWN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS 3,198,403 SQ FT					2,902,397 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					8	20.46	21.11	15.00	24.07
RETAIL AREA	40.08	42.07	15.01	93.74	6				
OTHER AREA	4.74	5.20			2				
TOTAL RENT	20.22	21.15	15.64	23.80	8				
MISCELLANEOUS	06	01	00	11	5				
TOTAL INCOME	20.25	21.15	15.75	23.81	8				
EXPENSE									
CLEANING	67	60	[illegible]	73	8	73	63	58	78
REPAIR MAINT	84	86	[illegible]	99	8	92	97	89	1.06
UTILITIES	1.59	1.55	1.28	1.78	8	1.74	1.76	1.36	2.10
RDS GNDS SEC	19	03	01	34	7	19	03	01	34
ADMINISTRATIVE	34	24	17	34	8	34	24	17	34
TOTAL OPER EXP	3.61	3.45	2.79	4.25	8	3.94	3.94	3.14	4.63
FIXED EXPENSES	3.14	3.11	2.69	3.57	8	3.14	3.11	2.69	3.57
TOTAL OPER+FIXED	6.75	6.39	6.17	7.29	8	7.09	6.63	6.37	7.68
LEASING EXP	24	07	01	53	6				
TOTAL PAYROLL	56	45	32	62	8				
TOTAL CONTRACT	89	89	58	1.15	8				

AVG SQFT OFC TEN	25428	8	AVG OFFICE OCCUPANCY	98.4	8
AVG SQFT RET TEN	1943	8	AVG RETAIL OCCUPANCY	75.7	6
AVG SQFT OFC WORK	186	7	AVG RATE YR END RENT	22.67	6
			RENTABLE GROSS SQFT	96	8

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	60	8
PAYROLL	85	1
CONTRACT	51	8
SUP MAT MISC	00	7
TRASH REMOVAL	03	7
REPR MAINT TOTAL	86	8
PAYROLL	35	8
ELEVATOR	18	8
HVAC	07	8
ELECTRICAL	13	7
STRUCT ROOF	03	5
PLUMBING	01	7
FIRE LIFE SFTY	02	7
OTHER MAINT SUP	08	8
UTILITIES TOTAL	1.55	8
ELECTRIC	1.08	8
GAS	13	6
FUEL OIL	98	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	06	7
RDS GNDS SEC TOT	03	7
RDS GNDS TOTAL	01	7
RDS GNDS PAYRL	12	1
RDS GNDS CONTR	01	7
RDS GNDS OTHER	00	3
SECURITY TOTAL	21	5
SEC PAYROLL	05	3
SEC CONTRACTS	21	3
SEC OTHER	26	1

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	24	8
PAYROLL	15	7
MGMT FEES	55	2
LEGAL FEES	02	7
AUDIT FEES	00	7
GEN OFC EXP	00	6
OTHER ADM EXP	04	6
FIXED EXP TOTAL	3.11	8
REAL ESTATE TAX	2.90	8
BUILDING INS	17	8
PERS PROP TAX		
OTHER TAXES	11	5
LEASING EXPENSES	07	6
ADV PROMOTION	00	2
COMM FEES	23	1
TENANT ALTS	08	3
BUY OUTS	04	2
TOTAL PAYROLL	45	8
CLEANING	65	1
REPAIR MAINT	35	8
RDS GROUNDS	12	1
SECURITY	05	3
ADMINISTRATIVE	15	7
TOTAL CONTRACTS	89	8
CLEANING	51	8
REPAIR MAINT	15	8
RDS GROUNDS	01	7
SECURITY	21	3
ADMINISTRATIVE	04	5

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Quebec, PQ
Toronto, ON

CANADIAN PRIVATE SECTOR
QUEBEC
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS 1,268,646 SQ FT					1,147,165 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	13.11	13.43	10.32	14.45
RETAIL AREA	3.50	3.50			3				
OTHER AREA	1.83	1.83			1				
TOTAL RENT	11.92	12.25	10.04	12.79	6				
MISCELLANEOUS	.12	.10			4				
TOTAL INCOME	11.95	12.31	10.10	12.83	6				
EXPENSE									
CLEANING	.80	1.00	.77	1.21	6	.88	1.03	.85	1.30
REPAIR MAINT	1.07	.98	.78	1.98	6	1.18	1.08	.89	2.02
UTILITIES	1.15	1.34	1.16	1.52	6	1.24	1.40	1.26	1.65
RDS GNDS SEC	.23	.22	.16	.29	6	.23	.22	.16	.29
ADMINISTRATIVE	.35	.53	.34	1.18	6	.35	.53	.34	1.18
TOTAL OPER EXP	3.60	4.80	3.41	5.98	6	3.95	5.30	3.74	6.39
FIXED EXPENSES	1.79	1.46	1.33	1.80	6	1.79	1.46	1.33	1.80
TOTAL OPER+FIXED	5.39	6.24	5.08	7.44	6	5.74	6.63	5.41	7.85
LEASING EXP	.05	.06			4				
TOTAL PAYROLL	1.16	1.19	.81	2.49	6				
TOTAL CONTRACT	.92	.96	.54	1.40	6				

AVG SQFT OFC TEN	34273	6	AVG OFFICE OCCUPANCY	98.6	6
AVG SQFT RET TEN	4334	3	AVG RETAIL OCCUPANCY	100.0	4
AVG SQFT OFC WORK	242	3	AVG RATE YR-END RENT	12.01	5
			RENTABLE GROSS SQFT	.90	6

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.00	6	ADMIN TOTAL	.53	6
PAYROLL	.96	3	PAYROLL	.32	2
CONTRACT	.63	5	MGMT FEES	.24	6
SUP MAT MISC	.07	6	LEGAL FEES	.75	1
TRASH REMOVAL	.04	4	AUDIT FEES	.06	2
			GEN OFC EXP	.03	6
REPR MAINT TOTAL	.98	6	OTHER ADM EXP	.02	3
PAYROLL	.63	6			
ELEVATOR	.07	6	FIXED EXP TOTAL	1.46	6
HVAC	.08	6	REAL ESTATE TAX	1.20	6
ELECTRICAL	.03	6	BUILDING INS	.08	6
STRUCT ROOF	.21	2	PERS PROP TAX	.25	3
PLUMBING	.01	5	OTHER TAXES	.05	5
FIRE LIFE SFTY	.08	3			
OTHER MAINT SUP	.14	5	LEASING EXPENSES	.06	4
			ADV PROMOTION	.03	4
UTILITIES TOTAL	1.34	6	COMM FEES	.01	3
ELECTRIC	1.30	6	TENANT ALTS	.04	3
GAS	.03	1	BUY OUTS		
FUEL OIL	.01	2			
PURCH STEAM			TOTAL PAYROLL	1.19	6
PURCH CH WTR			CLEANING	.96	3
COAL			REPAIR MAINT	.63	6
WATER SEWER	.04	3	RDS GROUNDS	.08	1
			SECURITY	.11	1
RDS GNDS SEC TOT	.22	6	ADMINISTRATIVE	.32	2
RDS GNDS TOTAL	.11	6			
RDS GNDS PAYRL	.08	1	TOTAL CONTRACTS	.96	6
RDS GNDS CONTR	.02	6	CLEANING	.63	5
RDS GNDS OTHER	.07	3	REPAIR MAINT	.15	6
SECURITY TOTAL	.11	5	RDS GROUNDS	.02	6
SEC PAYROLL	.11	1	SECURITY	.12	4
SEC CONTRACTS	.12	4	ADMINISTRATIVE	.24	6
SEC OTHER	.01	1			

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CANADIAN PRIVATE SECTOR
TORONTO
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	20 BLDS 8,950,596 SQ FT					7,842,342 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					14	21.34	15.99	13.32	23.07
RETAIL AREA	8.42	25.42	10.34	31.47	10				
OTHER AREA	30.19	30.19			2				
TOTAL RENT	18.16	15.25	3.56	20.20	16				
MISCELLANEOUS	.48	.03	.01	.10	9				
TOTAL INCOME	18.50	15.25	3.56	20.21	16				
EXPENSE									
CLEANING	1.20	1.17	.86	1.49	20	1.35	1.20	.97	1.63
REPAIR MAINT	1.78	1.25	.96	1.87	20	1.99	1.33	1.02	2.08
UTILITIES	2.06	1.96	1.40	2.28	20	2.33	1.99	1.43	2.45
RDS GNDS SEC	.33	.37	.22	.52	20	.33	.37	.22	.52
ADMINISTRATIVE	.81	.76	.42	.99	20	.81	.76	.42	.99
TOTAL OPER EXP	6.16	5.39	4.53	6.36	20	6.97	5.64	4.79	6.85
FIXED EXPENSES	5.73	4.78	4.11	5.70	20	5.73	4.77	4.11	5.70
TOTAL OPER+FIXED	11.89	10.85	8.72	11.89	20	12.70	11.15	8.97	12.43
LEASING EXP	.10	.06	.04	.24	11				
TOTAL PAYROLL	1.25	.83	.62	1.46	20				
TOTAL CONTRACT	1.96	2.04	1.27	2.50	20				

AVG SQFT OFC TEN	19893	18	AVG OFFICE OCCUPANCY	94.0	20
AVG SQFT RET TEN	3806	14	AVG RETAIL OCCUPANCY	95.3	15
AVG SQFT OFC WORK	229	16	AVG RATE YR-END RENT	20.83	16
			RENTABLE GROSS SQFT	.95	20

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.18	19	ADMIN TOTAL	.80	19
PAYROLL	.30	9	PAYROLL	.28	16
CONTRACT	.72	18	MGMT FEES	.65	12
SUP MAT MISC	.08	19	LEGAL FEES	.02	10
TRASH REMOVAL	.05	19	AUDIT FEES	.01	10
			GEN OFC EXP	.04	13
REPR MAINT TOTAL	1.42	19	OTHER ADM EXP	.01	10
PAYROLL	.66	17			
ELEVATOR	.20	19	FIXED EXP TOTAL	4.81	19
HVAC	.16	19	REAL ESTATE TAX	4.63	19
ELECTRICAL	.05	15	BUILDING INS	.09	18
STRUCT ROOF	.02	10	PERS PROP TAX	.00	1
PLUMBING	.01	15	OTHER TAXES	.15	5
FIRE LIFE SFTY	.02	13			
OTHER MAINT SUP	.20	18	LEASING EXPENSES	.06	11
			ADV PROMOTION	.02	11
UTILITIES TOTAL	1.90	19	COMM FEES	.01	6
ELECTRIC	1.52	19	TENANT ALTS	.21	4
GAS	.21	15	BUY OUTS		
FUEL OIL	.00	1			
PURCH STEAM	.37	8	TOTAL PAYROLL	.78	19
PURCH CH WTR			CLEANING	.30	9
COAL			REPAIR MAINT	.66	17
WATER SEWER	.09	18	RDS GROUNDS	.11	2
			SECURITY	.08	4
RDS GNDS SEC TOT	.37	19	ADMINISTRATIVE	.28	16
RDS GNDS TOTAL	.03	14			
RDS GNDS PAYRL	.11	2	TOTAL CONTRACTS	2.03	19
RDS GNDS CONTR	.02	9	CLEANING	.72	18
RDS GNDS OTHER	.01	9	REPAIR MAINT	.45	19
SECURITY TOTAL	.31	19	RDS GROUNDS	.02	9
SEC PAYROLL	.08	4	SECURITY	.28	18
SEC CONTRACTS	.28	18	ADMINISTRATIVE	.53	14
SEC OTHER	.01	8			

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CANADIAN PRIVATE SECTOR
TORONTO
DOWNTOWN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	215,736 SQ.FT.				204,050 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	18.29	15.79		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	17.30	15.79			3				
MISCELLANEOUS	.04	.04			2				
TOTAL INCOME	17.33	15.86			3				
EXPENSE									
CLEANING	1.24	1.21			3	1.32	1.41		
REPAIR-MAINT	.81	1.01			3	.85	1.01		
UTILITIES	1.70	1.74			3	1.70	1.74		
RDS GNDS SEC	.25	.23			3	.25	.23		
ADMINISTRATIVE	.81	1.02			3	.81	1.02		
TOTAL OPER EXP	4.80	4.82			3	4.98	4.82		
FIXED EXPENSES	4.27	4.51			3	4.27	4.51		
TOTAL OPER+FIXED	9.07	9.15			3	9.25	9.56		
LEASING EXP	.18	.17			3				
TOTAL PAYROLL	.56	.59			3				
TOTAL CONTRACT	2.01	2.17			3				

AVG SQFT OFC TEN	2371	3	AVG OFFICE OCCUPANCY	87.1	3
AVG SQFT RET TEN	1669	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	127	1	AVG RATE YR-END RENT	12.00	3
			RENTABLE GROSS SQFT	.89	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.21	3	ADMIN TOTAL	1.02	3
PAYROLL	.35	2	PAYROLL	.39	2
CONTRACT	.76	3	MGMT FEES	.66	2
SUP MAT MISC	.13	3	LEGAL FEES	.08	1
TRASH REMOVAL	.07	3	AUDIT FEES	.08	1
			GEN OFC EXP	.05	3
REPR MAINT TOTAL	1.01	3	OTHER ADM EXP	.01	3
PAYROLL	.08	1			
ELEVATOR	.17	3	FIXED EXP TOTAL	4.51	3
HVAC	.28	3	REAL ESTATE TAX	4.43	3
ELECTRICAL	.05	3	BUILDING INS	.08	3
STRUCT ROOF	.00	1	PERS PROP TAX	.00	1
PLUMBING	.03	3	OTHER TAXES	.01	1
FIRE LIFE SFTY	.05	2			
OTHER MAINT SUP	.23	3	LEASING EXPENSES	.17	3
			ADV PROMOTION	.02	3
UTILITIES TOTAL	1.74	3	COMM FEES	.01	3
ELECTRIC	1.38	3	TENANT ALTS	.21	2
GAS	.26	2	BUY-OUTS		
FUEL OIL					
PURCH STEAM	.39	1	TOTAL PAYROLL	.59	3
PURCH CH WTR			CLEANING	.35	2
COAL			REPAIR MAINT	.08	1
WATER SEWER	.09	3	RDS GROUNDS	.08	1
			SECURITY	.08	1
RDS GNDS SEC TOT	.23	3	ADMINISTRATIVE	.39	2
RDS GNDS TOTAL	.03	3			
RDS GNDS PAYRL	.08	1	TOTAL CONTRACTS	2.17	3
RDS GNDS CONTR	.01	3	CLEANING	.78	3
RDS GNDS OTHER	.00	1	REPAIR MAINT	.66	3
SECURITY TOTAL	.14	3	RDS GROUNDS	.01	3
SEC PAYROLL	.08	1	SECURITY	.11	3
SEC CONTRACTS	.11	3	ADMINISTRATIVE	.75	2
SEC OTHER	.01	1			

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CANADIAN PRIVATE SECTOR
TORONTO
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS.	1,408,014 SQ.FT.				1,311,072 SQ.FT.			
	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	13.14	13.17	6.11	19.27
RETAIL AREA	21.75	23.92	10.34	177.96	4				
OTHER AREA									
TOTAL RENT	10.47	12.02	.60	15.8	7				
MISCELLANEOUS	3.55	3.63			2				
TOTAL INCOME	11.88	12.02	.60	15.8	7				
EXPENSE									
CLEANING	1.52	1.09	.83	1.34	7	1.63	1.13	.83	1.34
REPAIR-MAINT	1.82	1.09	.92	1.99	7	1.96	1.20	.99	1.99
UTILITIES	2.41	2.14	1.41	2.42	7	2.58	2.14	1.44	2.62
RDS GNDS SEC	.47	.42	.24	.73	7	.47	.42	.24	.73
ADMINISTRATIVE	.70	.63	.29	.81	7	.70	.63	.29	.81
TOTAL OPER EXP	6.93	5.38	4.22	6.28	7	7.42	5.47	4.71	6.28
FIXED EXPENSES	7.69	5.42	3.79	6.50	7	7.69	5.42	3.79	6.50
TOTAL OPER+FIXED	14.61	10.67	8.01	11.70	7	15.11	10.83	8.81	11.70
LEASING EXP	1.27	1.27			1				
TOTAL PAYROLL	1.56	.92	.66	1.86	7				
TOTAL CONTRACT	2.38	2.05	1.65	2.90	7				

AVG SQFT OFC TEN	10148	6	AVG OFFICE OCCUPANCY	95.3	7
AVG SQFT RET TEN	1400	3	AVG RETAIL OCCUPANCY	92.4	4
AVG SQFT OFC WORK	142	6	AVG RATE YR-END RENT	22.46	6
			RENTABLE GROSS SQFT	.90	7

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.96	6	ADMIN TOTAL	.67	6
PAYROLL	.30	3	PAYROLL	.28	6
CONTRACT	.68	6	MGMT FEES	.56	1
SUP MAT MISC	.09	6	LEGAL FEES	.05	2
TRASH REMOVAL	.07	6	AUDIT FEES	.00	1
			GEN OFC EXP	.02	5
REPR MAINT TOTAL	1.24	6	OTHER ADM EXP	.02	2
PAYROLL	.36	6			
ELEVATOR	.23	6	FIXED EXP TOTAL	5.54	6
HVAC	.26	6	REAL ESTATE TAX	4.87	6
ELECTRICAL	.05	5	BUILDING INS	.09	5
STRUCT ROOF	.03	3	PERS PROP TAX		
PLUMBING	.03	4	OTHER TAXES	1.33	2
FIRE LIFE SFTY	.01	3			
OTHER MAINT SUP	.19	5	LEASING EXPENSES	1.27	1
			ADV PROMOTION	.01	1
UTILITIES TOTAL	1.94	6	COMM FEES	.17	1
ELECTRIC	1.60	6	TENANT ALTS	1.09	1
GAS	.22	5	BUY-OUTS		
FUEL OIL					
PURCH STEAM	.34	1	TOTAL PAYROLL	.81	6
PURCH CH WTR			CLEANING	.30	3
COAL			REPAIR MAINT	.36	6
WATER SEWER	.11	5	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.40	6	ADMINISTRATIVE	.28	6
RDS GNDS TOTAL	.05	5			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.89	6
RDS GNDS CONTR	.03	4	CLEANING	.68	6
RDS GNDS OTHER	.01	4	REPAIR MAINT	.63	6
SECURITY TOTAL	.34	6	RDS GROUNDS	.03	4
SEC PAYROLL		-	SECURITY	.32	6
SEC CONTRACTS	.32	6	ADMINISTRATIVE	.08	3
SEC OTHER	.01	3			

All line items are computed as stand alone figures. Columns will not add to match totals.

CANADIAN PRIVATE SECTOR
TORONTO
DOWNTOWN 300,000 - 600,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 1,470,807 SQ.FT.					786,355 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	19.62	16.58		
RETAIL AREA	4.34	25.42			3				
OTHER AREA									
TOTAL RENT	12.91	11.70			3				
MISCELLANEOUS	.06	.07			2				
TOTAL INCOME	12.95	11.83			3				
EXPENSE									
CLEANING	.89	1.26			3	1.66	1.56		
REPAIR-MAINT	1.16	1.77			3	2.16	2.12		
UTILITIES	1.27	2.01			3	2.37	2.43		
RDS GNDS SEC	.30	.45			3	.30	.45		
ADMINISTRATIVE	.41	.42			3	.41	.42		
TOTAL OPER EXP	4.03	6.29			3	7.53	7.75		
FIXED EXPENSES	2.91	4.47			3	2.91	4.47		
TOTAL OPER+FIXED	6.93	11.04			3	10.44	12.37		
LEASING EXP	.06	.08			2				
TOTAL PAYROLL	1.06	.75			3				
TOTAL CONTRACT	1.22	.69			3				

AVG SQFT OFC TEN	12880	2	AVG OFFICE OCCUPANCY	89.6	3
AVG SQFT RET TEN	9571	3	AVG RETAIL OCCUPANCY	97.0	3
AVG SQFT OFC WORK	140	2	AVG RATE YR END RENT	19.00	2
			RENTABLE GROSS SQFT	86	3

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA - MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.26	3	ADMIN TOTAL	.42	3
PAYROLL	.04	3	PAYROLL	.38	1
CONTRACT	.06	3	MGMT FEES	.42	2
SUP MAT MISC	.05	3	LEGAL FEES		
TRASH REMOVAL	.05	3	AUDIT FEES	.00	1
			GEN OFC EXP	.02	2
REPR MAINT TOTAL	1.77	3	OTHER ADM EXP		
PAYROLL	.69	3			
ELEVATOR	.20	3	FIXED EXP TOTAL	4.47	3
HVAC	.14	3	REAL ESTATE TAX	4.33	3
ELECTRICAL	.18	2	BUILDING INS	.12	3
STRUCT ROOF	.01	1	PERS PROP TAX		
PLUMBING	.01	3	OTHER TAXES	.00	1
FIRE LIFE SFTY	.00	3			
OTHER MAINT SUP	.24	3	LEASING EXPENSES	.08	2
			ADV PROMOTION	.02	2
UTILITIES TOTAL	2.01	3	COMM FEES	.02	1
ELECTRIC	1.55	3	TENANT ALTS	.05	1
GAS	.21	3	BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.75	3
PURCH CH WTR			CLEANING	.04	3
COAL			REPAIR MAINT	.69	3
WATER SEWER	.08	3	RDS GROUNDS	.15	1
			SECURITY	.03	1
RDS GNDS SEC TOT	.45	3	ADMINISTRATIVE	.38	1
RDS GNDS TOTAL	.01	3			
RDS GNDS PAYRL	.15	1	TOTAL CONTRACTS	.69	3
RDS GNDS CONTR			CLEANING	.06	3
RDS GNDS OTHER	.01	3	REPAIR MAINT	.26	3
SECURITY TOTAL	.41	3	RDS GROUNDS		
SEC PAYROLL	.03	1	SECURITY	.41	3
SEC CONTRACTS	.41	3	ADMINISTRATIVE	.43	2
SEC OTHER	.00	1			

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CANADIAN PRIVATE SECTOR
TORONTO
ALL SUBURBAN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 1,015,871 SQ.FT.					938,208 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	17.96	15.01		
RETAIL AREA	20.51	20.78			3				
OTHER AREA	4.14	4.14			1				
TOTAL RENT	18.12	15.18			4				
MISCELLANEOUS	.02	.02			1				
TOTAL INCOME	18.13	15.20			4				
EXPENSE									
CLEANING	.79	.81			4	.88	.90		
REPAIR-MAINT	1.17	1.21			4	1.27	1.29		
UTILITIES	1.65	1.82			4	2.01	2.02		
RDS GNDS SEC	.54	.52			4	.64	.52		
ADMINISTRATIVE	.86	.77			4	.86	.77		
TOTAL OPER EXP	5.32	4.77			4	5.66	5.29		
FIXED EXPENSES	3.28	3.69			4	3.28	3.69		
TOTAL OPER+FIXED	8.60	8.46			4	9.05	8.98		
LEASING EXP									
TOTAL PAYROLL	1.26	.85			4				
TOTAL CONTRACT	1.47	1.33			4				

AVG SQFT OFC TEN	13558	4	AVG OFFICE OCCUPANCY	97.4	5
AVG SQFT RET TEN	1528	3	AVG RETAIL OCCUPANCY	87.5	3
AVG SQFT OFC WORK	220	5	AVG RATE YR END RENT	20.25	3
			RENTABLE GROSS SQFT	91	5

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA - MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.81	4	ADMIN TOTAL	.77	4
PAYROLL	.47	3	PAYROLL	1.11	1
CONTRACT	.55	4	MGMT FEES	.61	3
SUP MAT MISC	.06	4	LEGAL FEES	.00	2
TRASH REMOVAL	.06	2	AUDIT FEES	.00	2
			GEN OFC EXP	.06	3
REPR MAINT TOTAL	1.21	4	OTHER ADM EXP	.24	1
PAYROLL	.33	4			
ELEVATOR	.17	4	FIXED EXP TOTAL	3.69	4
HVAC	.12	4	REAL ESTATE TAX	2.95	4
ELECTRICAL	.05	4	BUILDING INS	.10	4
STRUCT ROOF	.07	2	PERS PROP TAX		
PLUMBING	.02	4	OTHER TAXES	.88	1
FIRE LIFE SFTY	.03	4			
OTHER MAINT SUP	.40	4	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.82	4	COMM FEES		
ELECTRIC	1.52	4	TENANT ALTS		
GAS	.24	4	BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.85	4
PURCH CH WTR			CLEANING	.47	3
COAL			REPAIR MAINT	.33	4
WATER SEWER	.07	4	RDS GROUNDS	.07	4
			SECURITY	.45	2
RDS GNDS SEC TOT	.52	4	ADMINISTRATIVE	1.11	1
RDS GNDS TOTAL	.13	4			
RDS GNDS PAYRL	.07	4	TOTAL CONTRACTS	1.33	4
RDS GNDS CONTR	.12	2	CLEANING	.55	4
RDS GNDS OTHER	.01	4	REPAIR MAINT	.29	4
SECURITY TOTAL	.49	4	RDS GROUNDS	.12	2
SEC PAYROLL	.45	2	SECURITY	.48	2
SEC CONTRACTS	.48	2	ADMINISTRATIVE	.75	2
SEC OTHER	.07	3			

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Vancouver, BC

CANADIAN PRIVATE SECTOR
VANCOUVER
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	22 BLDS 3,856,694 SQ.FT.					3,272,444 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					22	16.72	12.56	10.35	19.49
RETAIL AREA	10.26	7.84	2.73	16.68	12				
OTHER AREA					4				
TOTAL RENT	16.64	12.95	10.69	18.07	22				
MISCELLANEOUS	.22	.18	.03	.25	10				
TOTAL INCOME	16.74	13.06	11.35	18.13	22				
EXPENSE									
CLEANING	.87	.83	.69	1.1	22	.95	.86	.79	1.18
REPAIR-MAINT	1.13	1.02	.85	1.35	22	1.23	1.03	.88	1.55
UTILITIES	1.33	1.38	1.06	1.48	22	1.43	1.38	1.07	1.51
RDS GNDS SEC	.77	.17	.13	.36	20	.77	.17	.13	.36
ADMINISTRATIVE	.90	.91	.53	1.13	21	.90	.91	.53	1.13
TOTAL OPER EXP	4.91	4.42	3.75	5.11	22	5.37	4.73	4.03	5.89
FIXED EXPENSES	3.77	3.67	3.18	4.01	18	3.77	3.67	3.18	4.01
TOTAL OPER+FIXED	7.98	7.86	6.97	8.66	22	8.81	8.25	7.09	8.98
LEASING EXP	2.23	2.39	1.38	3.95	15				
TOTAL PAYROLL	.66	.52	.41	.57	20				
TOTAL CONTRACT	1.53	1.90	1.12	2.33	20				

AVG SQFT OFC TEN	3606	20	AVG OFFICE OCCUPANCY	85.5	22
AVG SQFT RET TEN	3025	16	AVG RETAIL OCCUPANCY	92.0	19
AVG SQFT OFC WORK	156	13	AVG RATE YR-END RENT	13.75	18
			RENTABLE GROSS SQFT	.92	22

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.81	17	ADMIN TOTAL	.79	16
PAYROLL	.10	6	PAYROLL	.35	11
CONTRACT	.74	17	MGMT FEES	.37	12
SUP MAT MISC	.07	11	LEGAL FEES	.01	5
TRASH REMOVAL	.04	11	AUDIT FEES	.01	9
			GEN OFC EXP	.04	8
REPR MAINT TOTAL	1.19	17	OTHER ADM EXP	.08	9
PAYROLL	.36	13			
ELEVATOR	.19	13	FIXED EXP TOTAL	3.36	15
HVAC	.18	12	REAL ESTATE TAX	3.28	15
ELECTRICAL	.09	14	BUILDING INS	.08	15
STRUCT ROOF	.08	7	PERS PROP TAX	.00	2
PLUMBING	.04	8	OTHER TAXES	.05	2
FIRE LIFE SFTY	.05	7			
OTHER MAINT SUP	.32	17	LEASING EXPENSES	2.60	10
			ADV PROMOTION	.03	7
UTILITIES TOTAL	1.23	17	COMM FEES	.40	10
ELECTRIC	.93	17	TENANT ALTS	2.21	10
GAS	.23	15	BUY-OUTS	.23	2
FUEL OIL					
PURCH STEAM	.39	6	TOTAL PAYROLL	.53	17
PURCH CH WTR			CLEANING	.10	6
COAL			REPAIR MAINT	.36	13
WATER SEWER	.03	17	RDS GROUNDS	.03	2
			SECURITY	.07	8
RDS GNDS SEC TOT	.16	15	ADMINISTRATIVE	.35	11
RDS GNDS TOTAL	.04	9			
RDS GNDS PAYRL	.03	2	TOTAL CONTRACTS	2.00	17
RDS GNDS CONTR	.04	6	CLEANING	.74	17
RDS GNDS OTHER	.01	5	REPAIR MAINT	.71	15
SECURITY TOTAL	.16	14	RDS GROUNDS	.04	6
SEC PAYROLL	.07	8	SECURITY	.16	10
SEC CONTRACTS	.16	10	ADMINISTRATIVE	.38	12
SEC OTHER	.05	3			

All line items are computed as stand alone figures. Columns will not add to match totals.

CANADIAN PRIVATE SECTOR
VANCOUVER
DOWNTOWN 50,000 - 100,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 361,027 SQ.FT.					331,129 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	12.31	11.78	9.58	15.78
RETAIL AREA	12.78	12.78			1				
OTHER AREA									
TOTAL RENT	12.38	12.74	10.46	14.72	5				
MISCELLANEOUS	.96	.29			3				
TOTAL INCOME	13.00	13.03	11.46	14.8	5				
EXPENSE									
CLEANING	.85	.79	.73	.97	5	.90	.81	.79	1.03
REPAIR-MAINT	1.17	1.10	.93	1.54	5	1.25	1.24	.93	1.69
UTILITIES	1.44	1.40	1.22	1.59	5	1.49	1.40	1.22	1.71
RDS GNDS SEC	.72	.16	.13	1.5	5	.72	.6	.13	1.51
ADMINISTRATIVE	.81	.91	.44	1.15	5	.81	.91	.44	1.15
TOTAL OPER EXP	4.99	4.51	4.00	6.13	5	5.31	5.11	4.35	6.13
FIXED EXPENSES	2.90	3.18	2.35	3.29	4	2.90	3.18	2.35	3.29
TOTAL OPER+FIXED	7.26	7.51	6.10	8.17	5	7.68	7.67	6.37	8.47
LEASING EXP	3.21	2.60	2.39	4.74	5				
TOTAL PAYROLL	.42	.42	.36	.5	4				
TOTAL CONTRACT	2.25	2.41	1.93	2.79	4				

AVG SQFT OFC TEN	1343	5	AVG OFFICE OCCUPANCY	81.1	5
AVG SQFT RET TEN	2012	3	AVG RETAIL OCCUPANCY	94.2	3
AVG SQFT OFC WORK	108	3	AVG RATE YR-END RENT	10.60	5
			RENTABLE GROSS SQFT	.90	5

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.88	4	ADMIN TOTAL	.72	4
PAYROLL	.03	1	PAYROLL	.45	2
CONTRACT	.78	4	MGMT FEES	.34	4
SUP MAT MISC	.07	3	LEGAL FEES	.00	1
TRASH REMOVAL	.04	2	AUDIT FEES	.04	3
			GEN OFC EXP	.15	1
REPR MAINT TOTAL	1.24	4	OTHER ADM EXP	.03	2
PAYROLL	.33	2			
ELEVATOR	.16	3	FIXED EXP TOTAL	3.18	4
HVAC	.15	3	REAL ESTATE TAX	3.12	4
ELECTRICAL	.10	4	BUILDING INS	.06	4
STRUCT ROOF	.03	2	PERS PROP TAX	.00	2
PLUMBING	.03	2	OTHER TAXES		
FIRE LIFE SFTY	.09	1			
OTHER MAINT SUP	.46	4	LEASING EXPENSES	3.07	4
			ADV PROMOTION	.08	2
UTILITIES TOTAL	1.40	4	COMM FEES	.32	4
ELECTRIC	1.10	4	TENANT ALTS	2.44	4
GAS	.26	4	BUY-OUTS		
FUEL OIL					
PURCH STEAM	.39	1	TOTAL PAYROLL	.42	4
PURCH CH WTR			CLEANING	.03	1
COAL			REPAIR MAINT	.33	2
WATER SEWER	.04	4	RDS GROUNDS		
			SECURITY	.08	2
RDS GNDS SEC TOT	.16	4	ADMINISTRATIVE	.45	2
RDS GNDS TOTAL	.02	2			
RDS GNDS PAYRL			TOTAL CONTRACTS	2.41	4
RDS GNDS CONTR	.04	1	CLEANING	.78	4
RDS GNDS OTHER	.01	1	REPAIR MAINT	1.02	4
SECURITY TOTAL	.15	4	RDS GROUNDS	.04	1
SEC PAYROLL	.08	2	SECURITY	.16	3
SEC CONTRACTS	.16	3	ADMINISTRATIVE	.37	4
SEC OTHER	.06	1			

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Vancouver, BC
Winnipeg, MB

CANADIAN PRIVATE SECTOR
VANCOUVER
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS 1,666,580 SQ.FT.					1,516,154 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					10	14.04	12.32	9.67	19.29
RETAIL AREA	2.66	3.36	1.47	6.60	5				
OTHER AREA					2				
TOTAL RENT	13.84	12.57	8.12	18.39	10				
MISCELLANEOUS	.08	.08	.03	.15	4				
TOTAL INCOME	13.87	12.58	8.12	18.54	10				
EXPENSE									
CLEANING	1.00	1.13	.68	1.34	10	1.05	1.18	.71	1.47
REPAIR-MAINT	1.14	.94	.82	1.53	10	1.20	.96	.88	1.62
UTILITIES	1.23	1.19	.95	1.61	10	1.27	1.25	1.00	1.64
RDS GNDS SEC	.21	.18	.15	.26	8	.21	.18	.15	.26
ADMINISTRATIVE	.85	.88	.47	1.13	9	.85	.88	.47	1.13
TOTAL OPER EXP	4.33	4.24	3.72	5.47	10	4.57	4.52	3.87	5.95
FIXED EXPENSES	3.67	3.94	3.13	4.09	9	3.67	3.94	3.13	4.09
TOTAL OPER+FIXED	7.53	7.81	6.85	9.59	10	8.54	7.96	7.06	10.03
LEASING EXP	2.55	2.20	.88	5.25	6				
TOTAL PAYROLL	.56	.53	.46	.57	10				
TOTAL CONTRACT	1.82	1.98	1.64	2.32	10				

AVG SQFT OFC TEN	3655	10	AVG OFFICE OCCUPANCY	83.6	10
AVG SQFT RET TEN	4502	8	AVG RETAIL OCCUPANCY	94.0	9
AVG SQFT OFC WORK	148	8	AVG RATE YR-END RENT	15.08	9
			RENTABLE GROSS SQFT	.91	10

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.96	8	ADMIN TOTAL	.81	7
PAYROLL	.07	2	PAYROLL	.41	4
CONTRACT	.80	8	MGMT FEES	.42	6
SUP MAT MISC	.06	6	LEGAL FEES	.01	2
TRASH REMOVAL	.05	5	AUDIT FEES	.01	2
			GEN OFC EXP	.03	4
REPR MAINT TOTAL	1.09	8	OTHER ADM EXP	.06	3
PAYROLL	.31	6			
ELEVATOR	.18	6	FIXED EXP TOTAL	3.94	7
HVAC	.14	6	REAL ESTATE TAX	3.87	7
ELECTRICAL	.06	7	BUILDING INS	.08	7
STRUCT ROOF	.08	3	PERS PROP TAX		
PLUMBING	.04	3	OTHER TAXES		
FIRE LIFE SFTY	.05	4			
OTHER MAINT SUP	.20	8	LEASING EXPENSES	2.20	4
			ADV PROMOTION	.00	3
UTILITIES TOTAL	1.19	8	COMM FEES	.44	4
ELECTRIC	.85	3	TENANT ALTS	1.95	4
GAS	.17	6	BUY-OUTS		
FUEL OIL					
PURCH STEAM	.46	3	TOTAL PAYROLL	.54	8
PURCH CH WTR			CLEANING	.07	2
COAL			REPAIR MAINT	.31	6
WATER SEWER	.02	8	RDS GROUNDS	.04	1
			SECURITY	.05	4
RDS GNDS SEC TOT	.21	6	ADMINISTRATIVE	.41	4
RDS GNDS TOTAL	.04	4			
RDS GNDS PAYRL	.04	1	TOTAL CONTRACTS	2.09	8
RDS GNDS CONTR	.04	4	CLEANING	.80	8
RDS GNDS OTHER	.00	1	REPAIR MAINT	.71	7
SECURITY TOTAL	.19	6	RDS GROUNDS	.04	4
SEC PAYROLL	.05	4	SECURITY	.18	5
SEC CONTRACTS	.18	5	ADMINISTRATIVE	.43	6
SEC OTHER					

All line items are computed as stand alone figures. Columns will not add to match totals.

CANADIAN PRIVATE SECTOR
WINNIPEG
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 857,785 SQ.FT.					782,755 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	13.82	12.43	6.15	15.20
RETAIL AREA	23.76	36.71			2				
OTHER AREA	4.40	4.45			2				
TOTAL RENT	14.44	12.50	9.54	15.28	4				
MISCELLANEOUS	.33	.05			3				
TOTAL INCOME	14.75	12.53	9.57	15.55	4				
EXPENSE									
CLEANING	.83	.77	.64	.86	4	.93	.79	.70	.97
REPAIR-MAINT	.84	.91	.65	1.22	4	.95	1.00	.65	1.48
UTILITIES	1.21	1.31	1.20	1.49	4	1.35	1.32	1.31	1.53
RDS GNDS SEC	.37	.32	.12	.45	4	.37	.32	.12	.45
ADMINISTRATIVE	.95	.50	.40	.92	4	.95	.50	.40	.92
TOTAL OPER EXP	4.20	3.96	3.58	4.40	4	4.71	4.24	3.58	5.17
FIXED EXPENSES	2.94	2.55	1.95	3.05	4	2.94	2.55	1.95	3.05
TOTAL OPER+FIXED	7.14	6.13	5.91	7.07	4	7.65	6.25	6.13	7.62
LEASING EXP	1.19	.17			3				
TOTAL PAYROLL	.71	.75			3				
TOTAL CONTRACT	1.28	1.34	.60	1.85	4				

AVG SQFT OFC TEN	4680	3	AVG OFFICE OCCUPANCY	83.2	4
AVG SQFT RET TEN	4082	1	AVG RETAIL OCCUPANCY	89.6	2
AVG SQFT OFC WORK	192	3	AVG RATE YR-END RENT	11.17	3
			RENTABLE GROSS SQFT	.98	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.77	4	ADMIN TOTAL	.50	4
PAYROLL	.51	1	PAYROLL	.36	2
CONTRACT	.71	3	MGMT FEES	.48	2
SUP MAT MISC	.08	3	LEGAL FEES	.06	2
TRASH REMOVAL	.04	4	AUDIT FEES	.01	1
			GEN OFC EXP	.02	2
REPR MAINT TOTAL	.91	4	OTHER ADM EXP	.03	3
PAYROLL	.23	3			
ELEVATOR	.12	4	FIXED EXP TOTAL	2.55	4
HVAC	.16	4	REAL ESTATE TAX	2.48	4
ELECTRICAL	.02	3	BUILDING INS	.06	3
STRUCT ROOF	.07	2	PERS PROP TAX		
PLUMBING	.04	3	OTHER TAXES	.08	2
FIRE LIFE SFTY	.02	3			
OTHER MAINT SUP	.16	4	LEASING EXPENSES	.17	3
			ADV PROMOTION	.02	1
UTILITIES TOTAL	1.31	4	COMM FEES	.06	3
ELECTRIC	.94	4	TENANT ALTS	.11	3
GAS	.33	2	BUY-OUTS		
FUEL OIL					
PURCH STEAM	.69	1	TOTAL PAYROLL	.75	3
PURCH CH WTR			CLEANING	.51	1
COAL			REPAIR MAINT	.23	3
WATER SEWER	.07	3	RDS GROUNDS	.04	1
			SECURITY	.09	1
RDS GNDS SEC TOT	.32	4	ADMINISTRATIVE	.36	2
RDS GNDS TOTAL	.05	2			
RDS GNDS PAYRL	.04	1	TOTAL CONTRACTS	1.34	4
RDS GNDS CONTR	.01	2	CLEANING	.71	3
RDS GNDS OTHER	.04	1	REPAIR MAINT	.20	3
SECURITY TOTAL	.31	4	RDS GROUNDS	.01	2
SEC PAYROLL	.09	1	SECURITY	.31	2
SEC CONTRACTS	.31	2	ADMINISTRATIVE	.42	3
SEC OTHER	.01	3			

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Special Studies 1986
Canada Government Sector

All Buildings—1986

CANADIAN GOVERNMENT SECTOR
ALL BUILDINGS

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	167 BLDS 27,801,649 SQ.FT.					25,047,751 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					78	4.46	8.83	.43	10.92
RETAIL AREA	5.46	7.42	3.25	13.59	6				
OTHER AREA	5.91	4.98	2.18	7.72	12				
TOTAL RENT	4.12	8.13	.35	10.77	77				
MISCELLANEOUS	.28	.16	.01	.42	10				
TOTAL INCOME	4.10	8.11	.34	10.77	79				
EXPENSE									
CLEANING	.94	.70	.47	.98	167	1.03	.76	.49	1.09
REPAIR-MAINT	1.26	.92	.66	1.54	167	1.39	.99	.71	1.77
UTILITIES	1.44	1.23	.94	1.48	167	1.58	1.35	.99	1.69
RDS GNDS SEC	.25	.13	.04	.39	152	.25	.13	.04	.39
ADMINISTRATIVE	.12	.10	.03	.27	147	.12	.10	.03	.27
TOTAL OPER EXP	3.96	3.37	2.70	4.26	167	4.36	3.76	2.97	4.92
FIXED EXPENSES	1.13	1.89	.04	2.10	7	1.13	1.89	.04	2.10
TOTAL OPER+FIXED	4.03	3.41	2.70	4.32	167	9.21	3.78	3.01	4.97
LEASING EXP	.03	.02	.00	.09	10				
TOTAL PAYROLL	1.50	.72	.47	1.22	101				
TOTAL CONTRACT	1.50	1.36	.91	2.05	165				

AVG SQFT OFC TEN	45458	162	AVG OFFICE OCCUPANCY	97.7	166
AVG SQFT RET TEN	2408	40	AVG RETAIL OCCUPANCY	89.2	46
AVG SQFT OFC WORK	253	97	AVG RATE YR-END RENT	26.58	10
			RENTABLE GROSS SQFT	.92	167

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.83	97	ADMIN TOTAL	.18	94
PAYROLL	.03	82	PAYROLL	.17	84
CONTRACT	.65	94	MGMT FEES	.29	2
SUP MAT MISC	.02	41	LEGAL FEES		
TRASH REMOVAL	.03	37	AUDIT FEES		
			GEN OFC EXP	.06	50
REPR MAINT TOTAL	.82	97	OTHER ADM EXP	.08	10
PAYROLL	.37	94			
ELEVATOR	.07	79	FIXED EXP TOTAL	1.99	6
HVAC	.14	92	REAL ESTATE TAX	2.04	4
ELECTRICAL	.04	93	BUILDING INS	.04	5
STRUCT ROOF	.07	52	PERS PROP TAX		
PLUMBING	.02	84	OTHER TAXES		
FIRE LIFE SFTY	.02	84			
OTHER MAINT SUP	.11	78	LEASING EXPENSES	.01	1
			ADV PROMOTION	.01	1
UTILITIES TOTAL	1.21	97	COMM FEES		
ELECTRIC	.80	96	TENANT ALTS		
GAS	.30	47	BUY-OUTS		
FUEL OIL	.26	24			
PURCH STEAM	.87	18	TOTAL PAYROLL	.66	97
PURCH CH WTR			CLEANING	.03	82
COAL			REPAIR MAINT	.37	94
WATER SEWER	.05	73	RDS GROUNDS	.02	69
			SECURITY	.01	55
RDS GNDS SEC TOT	.27	96	ADMINISTRATIVE	.17	84
RDS GNDS TOTAL	.09	93			
RDS GNDS PAYRL	.02	69	TOTAL CONTRACTS	1.06	97
RDS GNDS CONTR	.06	86	CLEANING	.65	94
RDS GNDS OTHER	.01	32	REPAIR MAINT	.33	69
SECURITY TOTAL	.24	75	RDS GROUNDS	.06	86
SEC PAYROLL	.01	55	SECURITY	.19	55
SEC CONTRACTS	.19	55	ADMINISTRATIVE	.47	1
SEC OTHER	.00	7			

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Comparison of Identical Buildings (2 Years)

CANADIAN GOVERNMENT SECTOR
COMPARISON OF IDENTICAL BUILDINGS (2 YEARS)
1985

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	161 BLDS 26,401,005 SQ.FT.					23,566,440 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					8	10.88	9.92	8.25	14.30
RETAIL AREA									
OTHER AREA	4.21	4.19	3.56	5.77	6				
TOTAL RENT	10.18	11.03	7.22	13.95	8				
MISCELLANEOUS	.00	.00			1				
TOTAL INCOME	10.19	11.03	7.22	13.95	8				
EXPENSE									
CLEANING	.79	.73	.52	1.05	161	.88	.77	.58	1.24
REPAIR-MAINT	.85	.71	.49	1.02	161	.95	.80	.52	1.23
UTILITIES	1.33	1.14	.87	1.49	161	1.48	1.33	1.03	1.67
RDS GNDS SEC	.30	.19	.04	.44	139	.30	.19	.04	.44
ADMINISTRATIVE	.11	.12	.03	.24	122	.11	.12	.03	.24
TOTAL OPER EXP	3.31	3.14	2.41	3.90	161	3.70	3.64	2.63	4.63
FIXED EXPENSES	1.96	1.96			1	1.96	1.96		
TOTAL OPER+FIXED	3.32	3.17	2.41	3.95	161	4.90	3.65	2.63	4.68
LEASING EXP									
TOTAL PAYROLL	.79	.49	.27	1.06	143				
TOTAL CONTRACT	.97	.97	.61	1.43	159				

AVG SQFT OFC TEN	42721	155	AVG OFFICE OCCUPANCY	97.9	158
AVG SQFT RET TEN	2050	27	AVG RETAIL OCCUPANCY	83.5	28
AVG SQFT OFC WORK	245	76	AVG RATE YR-END RENT	10.29	8
			RENTABLE GROSS SQFT	.78	79

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.76	120	ADMIN TOTAL	.08	82
PAYROLL	.23	62	PAYROLL	.17	54
CONTRACT	.54	117	MGMT FEES	.00	2
SUP MAT MISC	.01	69	LEGAL FEES	.00	1
TRASH REMOVAL	.01	58	AUDIT FEES	.00	1
REPR MAINT TOTAL	.77	120	GEN OFC EXP	.00	23
PAYROLL	.36	94	OTHER ADM EXP	.01	36
ELEVATOR	.11	108	FIXED EXP TOTAL		
HVAC	.07	110	REAL ESTATE TAX		
ELECTRICAL	.02	115	BUILDING INS		
STRUCT ROOF	.05	50	PERS PROP TAX		
PLUMBING	.03	110	OTHER TAXES		
FIRE LIFE SFTY	.02	46	LEASING EXPENSES		
OTHER MAINT SUP	.13	97	ADV PROMOTION		
UTILITIES TOTAL	1.27	120	COMM FEES		
ELECTRIC	.85	120	TENANT ALTS		
GAS	.29	58	BUY-OUTS		
FUEL OIL	.51	27	TOTAL PAYROLL	.63	103
PURCH STEAM	.65	29	CLEANING	.23	62
PURCH CH WTR			REPAIR MAINT	.36	94
COAL	.05	1	RDS GROUNDS	.01	35
WATER SEWER	.05	26	SECURITY	.02	35
RDS GNDS SEC TOT	.21	100	ADMINISTRATIVE	.17	54
RDS GNDS TOTAL	.05	72	TOTAL CONTRACTS	.99	119
RDS GNDS PAYRL	.02	35	CLEANING	.54	117
RDS GNDS CONTR	.03	69	REPAIR MAINT	.17	118
RDS GNDS OTHER	.01	18	RDS GROUNDS	.04	73
SECURITY TOTAL	.25	88	SECURITY	.20	78
SEC PAYROLL	.02	35	ADMINISTRATIVE	.00	4
SEC CONTRACTS	.20	79			
SEC OTHER	.00	5			

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CANADIAN GOVERNMENT SECTOR
COMPARISON OF IDENTICAL BUILDINGS (2 YEARS)
1986

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	157 BLDS 26,022,308 SQ.FT.					23,549,240 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					72	4.15	8.83	.42	10.85
RETAIL AREA	7.23	9.43	6.54	13.59	4				
OTHER AREA	4.16	3.97	1.65	7.36	11				
TOTAL RENT	3.77	8.13	.33	10.65	73				
MISCELLANEOUS	.28	.18	.01	.42	10				
TOTAL INCOME	3.75	8.11	.32	10.65	75				
EXPENSE									
CLEANING	.81	.71	.47	.96	157	.89	.77	.49	1.06
REPAIR-MAINT	1.16	.90	.65	1.45	157	1.28	.97	.69	1.61
UTILITIES	1.41	1.21	.92	1.43	157	1.56	1.33	.99	1.67
RDS GNDS SEC	.23	.12	.04	.39	143	.23	.12	.04	.39
ADMINISTRATIVE	.10	.09	.03	.26	138	.10	.09	.03	.26
TOTAL OPER EXP	3.66	3.34	2.70	4.15	157	4.05	3.75	2.92	4.87
FIXED EXPENSES	1.95	1.99			2	1.95	1.99		
TOTAL OPER+FIXED	3.69	3.40	2.70	4.23	157	4.98	3.77	2.97	4.88
LEASING EXP	.02	.01	.00	.07	9				
TOTAL PAYROLL	1.13	.69	.45	1.19	95				
TOTAL CONTRACT	1.51	1.36	.91	2.04	156				

AVG SQFT OFC TEN	44598	154	AVG OFFICE OCCUPANCY	97.8	157
AVG SQFT RET TEN	2330	37	AVG RETAIL OCCUPANCY	88.5	43
AVG SQFT OFC WORK	262	91	AVG RATE YR-END RENT	10.37	7
			RENTABLE GROSS SQFT	.92	157

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.82	91	ADMIN TOTAL	.18	88
PAYROLL	.03	77	PAYROLL	.16	79
CONTRACT	.86	89	MGMT FEES	.11	1
SUP MAT MISC	.02	37	LEGAL FEES		
TRASH REMOVAL	.03	35	AUDIT FEES		
REPR MAINT TOTAL	.79	91	GEN OFC EXP	.07	47
PAYROLL	.35	88	OTHER ADM EXP	.08	10
ELEVATOR	.07	74	FIXED EXP TOTAL	1.99	2
HVAC	.14	86	REAL ESTATE TAX	1.90	2
ELECTRICAL	.04	88	BUILDING INS	.09	2
STRUCT ROOF	.07	50	PERS PROP TAX		
PLUMBING	.02	79	OTHER TAXES		
FIRE LIFE SFTY	.02	81	LEASING EXPENSES	.01	1
OTHER MAINT SUP	.11	73	ADV PROMOTION	.01	1
UTILITIES TOTAL	1.19	91	COMM FEES		
ELECTRIC	.75	90	TENANT ALTS		
GAS	.30	43	BUY-OUTS		
FUEL OIL	.26	22	TOTAL PAYROLL	.65	91
PURCH STEAM	.87	17	CLEANING	.03	77
PURCH CH WTR			REPAIR MAINT	.35	88
COAL			RDS GROUNDS	.01	66
WATER SEWER	.05	69	SECURITY	.01	52
RDS GNDS SEC TOT	.26	90	ADMINISTRATIVE	.16	79
RDS GNDS TOTAL	.09	88	TOTAL CONTRACTS	1.06	91
RDS GNDS PAYRL	.01	66	CLEANING	.86	89
RDS GNDS CONTR	.07	83	REPAIR MAINT	.33	64
RDS GNDS OTHER	.01	30	RDS GROUNDS	.07	83
SECURITY TOTAL	.19	69	SECURITY	.19	49
SEC PAYROLL	.01	52	ADMINISTRATIVE		
SEC CONTRACTS	.19	49			
SEC OTHER	.00	5			

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Comparison of Identical Buildings (5 Years)

CANADIAN GOVERNMENT SECTOR
COMPARISON OF IDENTICAL BUILDINGS (5 YEARS)
1982

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	90 BLDS 14,777,603 SQ.FT					13,337,744 SQ.FT			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	63	67	48	89	90	70	71	51	1.03
REPAIR-MAINT	99	76	43	1.08	90	1.10	81	45	1.24
UTILITIES	1.12	1.03	81	1.30	90	1.24	1.12	88	1.37
RDS GNDS SEC	25	14	03	44	80	25	14	03	44
ADMINISTRATIVE	05	04	00	12	68	05	04	00	12
TOTAL OPER EXP	3.02	2.95	2.33	3.35	90	3.34	3.22	2.51	3.74
FIXED EXPENSES									
TOTAL OPER+FIXED									
LEASING EXP	53	1.28			2				
TOTAL PAYROLL	68	43	23	1.09	81				
TOTAL CONTRACT	1.23	1.12	92	1.54	87				

AVG SQFT OFC TEN	48141	89	AVG OFFICE OCCUPANCY	97.6	90
AVG SQFT RET TEN	7313	19	AVG RETAIL OCCUPANCY	83.4	21
AVG SQFT OFC WORK	236	39	AVG RATE YR-END RENT	00	0
			RENTABLE GROSS SQFT	85	39

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	67	90	ADMIN TOTAL	04	58
PAYROLL	07	24	PAYROLL	05	33
CONTRACT	67	38	MGMT FEES		
SUP MAT MISC	02	8	LEGAL FEES		
TRASH REMOVAL	02	6	AUDIT FEES		
			GEN OFC EXP	01	13
REPR MAINT TOTAL	76	90	OTHER ADM EXP	05	12
PAYROLL	22	35			
ELEVATOR	04	33	FIXED EXP TOTAL*		
HVAC	14	36	REAL ESTATE TAX		
ELECTRICAL	06	33	BUILDING INS		
STRUCT ROOF	04	28	PERS PROP TAX		
PLUMBING	02	27	OTHER TAXES		
FIRE LIFE SFTY	02	19			
OTHER MAINT SUP	12	26	LEASING EXPENSES	1.28	2
			ADV PROMOTION		
UTILITIES TOTAL	1.03	90	COMM FEES		
ELECTRIC	63	38	TENANT ALTS		
GAS	30	22	BUY-OUTS		
FUEL OIL	24	21			
PURCH STEAM	1.26	6	TOTAL PAYROLL	43	81
PURCH CH WTR			CLEANING	07	23
COAL			REPAIR MAINT	22	33
WATER SEWER	04	34	RDS GROUNDS	04	17
			SECURITY	03	26
RDS GNDS SEC TOT	14	80	ADMINISTRATIVE	05	33
RDS GNDS TOTAL	05	29			
RDS GNDS PAYRL	03	17	TOTAL CONTRACTS	1.12	87
RDS GNDS CONTR	04	22	CLEANING	61	38
RDS GNDS OTHER	01	12	REPAIR MAINT	40	39
SECURITY TOTAL	33	38	RDS GROUNDS	04	23
SEC PAYROLL	03	26	SECURITY	29	29
SEC CONTRACTS	30	28	ADMINISTRATIVE		
SEC OTHER	02	5			

*All line items are computed as stand alone figures. Columns will not add to match totals.

CANADIAN GOVERNMENT SECTOR
COMPARISON OF IDENTICAL BUILDINGS (5 YEARS)
1983

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	90 BLDS 14,825,245 SQ.FT					13,338,289 SQ.FT			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					1	9.11	9.11		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9.11	9.11			1				
MISCELLANEOUS									
TOTAL INCOME	9.11	9.11			1				
EXPENSE									
CLEANING	65	70	49	90	90	72	74	53	1.02
REPAIR-MAINT	96	82	61	1.04	90	1.06	89	63	1.13
UTILITIES	1.23	1.05	82	1.29	90	1.36	1.16	88	1.41
RDS GNDS SEC	29	20	02	49	77	29	20	02	49
ADMINISTRATIVE	06	06	01	14	58	06	06	01	14
TOTAL OPER EXP	3.14	2.85	2.30	3.61	90	3.48	3.14	2.47	4.01
FIXED EXPENSES									
TOTAL OPER+FIXED	3.14	2.85	2.30	3.61	90		3.14	2.47	4.01
LEASING EXP	20	20			1				
TOTAL PAYROLL	84	45	31	1.23	73				
TOTAL CONTRACT	1.23	1.20	99	1.48	89				

AVG SQFT OFC TEN	48075	90	AVG OFFICE OCCUPANCY	97.7	90
AVG SQFT RET TEN	3246	23	AVG RETAIL OCCUPANCY	87.0	25
AVG SQFT OFC WORK	251	28	AVG RATE YR-END RENT	15.33	2
			RENTABLE GROSS SQFT	85	39

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	74	39	ADMIN TOTAL	09	23
PAYROLL	06	31	PAYROLL	09	23
CONTRACT	67	38	MGMT FEES		
SUP MAT MISC	02	5	LEGAL FEES		
TRASH REMOVAL	02	9	AUDIT FEES	01	1
			GEN OFC EXP	00	1
REPR MAINT TOTAL	72	39	OTHER ADM EXP		
PAYROLL	23	38			
ELEVATOR	05	33	FIXED EXP TOTAL		
HVAC	15	39	REAL ESTATE TAX		
ELECTRICAL	07	36	BUILDING INS		
STRUCT ROOF	04	32	PERS PROP TAX		
PLUMBING	02	37	OTHER TAXES		
FIRE LIFE SFTY	04	7			
OTHER MAINT SUP	07	24	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.05	90	COMM FEES		
ELECTRIC	63	39	TENANT ALTS		
GAS	30	22	BUY-OUTS		
FUEL OIL	30	23			
PURCH STEAM	02	7	TOTAL PAYROLL	37	38
PURCH CH WTR			CLEANING	06	31
COAL			REPAIR MAINT	23	38
WATER SEWER	04	34	RDS GROUNDS	02	25
			SECURITY	04	25
RDS GNDS SEC TOT	20	77	ADMINISTRATIVE	09	23
RDS GNDS TOTAL	07	34			
RDS GNDS PAYRL	02	25	TOTAL CONTRACTS	1.25	39
RDS GNDS CONTR	04	27	CLEANING	67	38
RDS GNDS OTHER	02	4	REPAIR MAINT	35	39
SECURITY TOTAL	34	36	RDS GROUNDS	04	27
SEC PAYROLL	04	25	SECURITY	32	27
SEC CONTRACTS	32	27	ADMINISTRATIVE		
SEC OTHER	00	3			

*All line items are computed as stand alone figures. Columns will not add to match totals.

Comparison of Identical Buildings (5 Years)

CANADIAN GOVERNMENT SECTOR COMPARISON OF IDENTICAL BUILDINGS (5 YEARS) 1984

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	91 BLDS 14,870,273 SQ.FT.					13,328,291 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					1	9.11	9.11		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9.11	9.11			1				
MISCELLANEOUS									
TOTAL INCOME	9.11	9.11			1				
EXPENSE									
CLEANING	.69	.70	.51	.94	91	.77	.76	.55	1.10
REPAIR-MAINT	.87	.65	.45	1.01	91	.97	.70	.50	1.15
UTILITIES	1.30	1.10	.88	1.44	91	1.45	1.26	.88	1.62
RDS GNDS SEC	.30	.21	.02	.51	82	.30	.21	.02	.51
ADMINISTRATIVE	.05	.03	.00	.10	56	.05	.03	.00	.10
TOTAL OPER EXP	3.18	2.92	2.18	3.87	91	3.55	3.24	2.37	4.50
FIXED EXPENSES	.28	.28			1	.28	.28		
TOTAL OPER+FIXED	3.18	2.92	2.18	3.87	91	3.23	3.24	2.37	4.50
LEASING EXP									
TOTAL PAYROLL	.89	.61	.32	1.36	71				
TOTAL CONTRACT	1.16	1.06	.77	1.60	91				

AVG SQFT OFC TEN	19888	38	AVG OFFICE OCCUPANCY	97.5	85
AVG SQFT RET TEN	2292	9	AVG RETAIL OCCUPANCY	90.8	23
AVG SQFT OFC WORK	244	27	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.96	39

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.75	39	ADMIN TOTAL	.09	23
PAYROLL	.07	32	PAYROLL	.09	22
CONTRACT	.64	38	MGMT FEES	.89	1
SUP MAT MISC	.03	12	LEGAL FEES		
TRASH REMOVAL	.02	12	AUDIT FEES		
			GEN OFC EXP	.25	2
REPR MAINT TOTAL	.65	39	OTHER ADM EXP		
PAYROLL	.30	38			
ELEVATOR	.06	33	FIXED EXP TOTAL		
HVAC	.14	38	REAL ESTATE TAX		
ELECTRICAL	.06	37	BUILDING INS		
STRUCT ROOF	.05	25	PERS PROP TAX		
PLUMBING	.02	34	OTHER TAXES		
FIRE LIFE SFTY	.02	10			
OTHER MAINT SUF	.07	19	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.02	39	COMM FEES		
ELECTRIC	.65	39	TENANT ALTS		
GAS	.28	23	BUY-OUTS		
FUEL OIL	.23	16			
PURCH STEAM	.73	7	TOTAL PAYROLL	.41	38
PURCH CH WTR			CLEANING	.07	32
COAL			REPAIR MAINT	.29	37
WATER SEWER	.05	34	RDS GROUNDS	.02	27
			SECURITY	.02	27
RDS GNDS SEC TOT	.43	39	ADMINISTRATIVE	.09	22
RDS GNDS TOTAL	.08	37			
RDS GNDS PAYRL	.02	27	TOTAL CONTRACTS	1.43	39
RDS GNDS CONTR	.04	28	CLEANING	.64	38
RDS GNDS OTHER	.02	7	REPAIR MAINT	.29	39
SECURITY TOTAL	.34	39	RDS GROUNDS	.05	34
SEC PAYROLL	.02	27	SECURITY	.33	30
SEC CONTRACTS	.34	29	ADMINISTRATIVE		
SEC OTHER	.02	2			

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CANADIAN GOVERNMENT SECTOR COMPARISON OF IDENTICAL BUILDINGS (5 YEARS) 1985

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	91 BLDS 15,173,053 SQ.FT.					13,409,099 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.73	.64	.49	1.01	91	.82	.70	.53	1.12
REPAIR-MAINT	.85	.67	.45	1.10	91	.97	.75	.48	1.18
UTILITIES	1.34	1.12	.87	1.46	91	1.52	1.25	.99	1.56
RDS GNDS SEC	.31	.23	.02	.55	78	.31	.23	.02	.55
ADMINISTRATIVE	.12	.08	.02	.19	64	.12	.08	.02	.19
TOTAL OPER EXP	3.28	3.07	2.14	4.10	91	3.71	3.37	2.39	4.62
FIXED EXPENSES									
TOTAL OPER+FIXED	3.28	3.07	2.14	4.10	91		3.37	2.39	4.62
LEASING EXP									
TOTAL PAYROLL	.82	.51	.27	1.31	77				
TOTAL CONTRACT	.91	.87	.48	1.43	91				

AVG SQFT OFC TEN	48807	87	AVG OFFICE OCCUPANCY	97.3	89
AVG SQFT RET TEN	766	18	AVG RETAIL OCCUPANCY	78.6	18
AVG SQFT OFC WORK	231	27	AVG RATE YR-END RENT	10.00	1
			RENTABLE GROSS SQFT	.86	39

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.62	79	ADMIN TOTAL	.08	52
PAYROLL	.51	39	PAYROLL	.18	34
CONTRACT	.49	77	MGMT FEES	.00	2
SUP MAT MISC	.01	55	LEGAL FEES	.00	1
TRASH REMOVAL	.01	32	AUDIT FEES	.00	1
			GEN OFC EXP	.00	18
REPR MAINT TOTAL	.77	79	OTHER ADM EXP	.01	22
PAYROLL	.36	60			
ELEVATOR	.11	71	FIXED EXP TOTAL		
HVAC	.07	73	REAL ESTATE TAX		
ELECTRICAL	.02	75	BUILDING INS		
STRUCT ROOF	.05	28	PERS PROP TAX		
PLUMBING	.03	76	OTHER TAXES		
FIRE LIFE SFTY	.02	21			
OTHER MAINT SUP	.13	71	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.14	79	COMM FEES		
ELECTRIC	.71	79	TENANT ALTS		
GAS	.31	45	BUY-OUTS		
FUEL OIL	.50	13			
PURCH STEAM	.61	24	TOTAL PAYROLL	.73	65
PURCH CH WTR			CLEANING	.40	39
COAL	.05	1	REPAIR MAINT	.36	60
WATER SEWER	.05	14	RDS GROUNDS	.03	24
			SECURITY	.04	23
RDS GNDS SEC TOT	.35	67	ADMINISTRATIVE	.18	34
RDS GNDS TOTAL	.07	44			
RDS GNDS PAYRL	.03	24	TOTAL CONTRACTS	.90	79
RDS GNDS CONTR	.03	41	CLEANING	.49	78
RDS GNDS OTHER	.04	12	REPAIR MAINT	.13	79
SECURITY TOTAL	.33	61	RDS GROUNDS	.04	44
SEC PAYROLL	.04	23	SECURITY	.31	52
SEC CONTRACTS	.31	52	ADMINISTRATIVE	.00	4
SEC OTHER					

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Comparison of Identical Buildings (5 Years)

CANADIAN GOVERNMENT SECTOR
COMPARISON OF IDENTICAL BUILDINGS (5 YEARS)
1986

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	94 BLDS 15,286,796 SQ FT					13,816,006 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					37	2.66	.43	.13	9.43
RETAIL AREA	12.58	10.48			3				
OTHER AREA	.40	.40			1				
TOTAL RENT	2.35	.37	.11	9.37	38				
MISCELLANEOUS	.30	.22	.01	.42	9				
TOTAL INCOME	2.40	.38	.17	9.29	39				
EXPENSE									
CLEANING	.72	.60	.42	.86	94	.80	.63	.45	.92
REPAIR MAINT	1.22	1.05	.66	1.58	94	1.35	1.10	.73	1.77
UTILITIES	1.41	1.18	.99	1.41	94	1.56	1.34	1.01	1.52
RDS GNDS SEC	.20	.09	.02	.35	83	.20	.09	.02	.35
ADMINISTRATIVE	.09	.08	.02	.18	82	.09	.08	.07	.18
TOTAL OPER EXP	3.58	3.40	2.52	4.22	94	3.96	3.75	2.83	4.80
FIXED EXPENSES									
TOTAL OPER+FIXED	3.58	3.40	2.52	4.22	94		3.75	2.83	4.80
LEASING EXP	.03	.02	.00	.07	8				
TOTAL PAYROLL	1.34	.63	.40	1.73	45				
TOTAL CONTRACT	1.63	1.75	.89	2.28	94				

AVG SQFT OFC TEN	51781	92	AVG OFFICE OCCUPANCY	98.0	94
AVG SQFT RET TEN	853	26	AVG RETAIL OCCUPANCY	78.5	28
AVG SQFT OFC WORK	251	43	AVG RATE YR END RENT	.00	0
			RENTABLE GROSS SQFT	.96	94

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.71	43	ADMIN TOTAL	.16	42
PAYROLL	.03	39	PAYROLL	.16	41
CONTRACT	.54	42	MGMT FEES		
SUP MAT MISC	.02	20	LEGAL FEES		
TRASH REMOVAL	.02	15	AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL	.94	43	OTHER ADM EXP	.01	21
PAYROLL	.31	42			
ELEVATOR	.07	35	FIXED EXP TOTAL		
HVAC	.20	41	REAL ESTATE TAX		
ELECTRICAL	.04	41	BUILDING INS		
STRUCT ROOF	.08	29	PERS PROP TAX		
PLUMBING	.02	41	OTHER TAXES		
FIRE LIFE SFTY	.02	39			
OTHER MAINT SUP	.10	37	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.24	43	COMM FEES		
ELECTRIC	.73	42	TENANT ALTS		
GAS	.31	18	BUY OUTS		
FUEL OIL	.25	8			
PURCH STEAM	.97	15	TOTAL PAYROLL	.61	43
PURCH CH WTR			CLEANING	.03	39
COAL			REPAIR MAINT	.31	42
WATER SEWER	.05	38	RDS GROUNDS	.01	37
			SECURITY	.02	34
RDS GNDS SEC TOT	.41	42	ADMINISTRATIVE	.16	41
RDS GNDS TOTAL	.07	42			
RDS GNDS PAYRL	.01	37	TOTAL CONTRACTS	.96	43
RDS GNDS CONTR	.04	38	CLEANING	.54	42
RDS GNDS OTHER	.01	18	REPAIR MAINT	.42	35
SECURITY TOTAL	.27	42	RDS GROUNDS	.04	38
SEC PAYROLL	.02	34	SECURITY	.25	29
SEC CONTRACTS	.25	29	ADMINISTRATIVE		
SEC OTHER	.00	1			

All line items are computed as stand alone figures. Columns will not add to match totals.

All Electric Buildings

CANADIAN GOVERNMENT SECTOR
ALL ELECTRIC BUILDINGS
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS	2,954,313 SQ.FT.					2,805,758 SQ.FT.		
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	14.22	14.38		
RETAIL AREA	8.46	8.46			1				
OTHER AREA	4.98	4.98			1				
TOTAL RENT	13.98	13.88			3				
MISCELLANEOUS									
TOTAL INCOME	13.98	13.88			3				
EXPENSE									
CLEANING	.98	.91	.70	1.04	15	1.03	.94	.71	1.13
REPAIR-MAINT	.95	.97	.88	1.14	15	1.00	1.01	.89	1.16
UTILITIES	1.50	1.35	1.17	1.58	15	1.58	1.39	1.19	1.88
RDS GNDS SEC	.33	.31	.10	.47	15	.33	.31	.10	.47
ADMINISTRATIVE	.15	.12	.08	.17	14	.15	.12	.08	.17
TOTAL OPER EXP	3.89	3.73	3.20	4.02	15	4.10	3.82	3.20	4.29
FIXED EXPENSES	2.10	2.10			1	2.10	2.10		
TOTAL OPER+FIXED	4.08	2.73	3.20	4.09	15	6.07	3.82	3.20	4.70
LEASING EXP									
TOTAL PAYROLL	.72	.58	.33	.88	15				
TOTAL CONTRACT	1.59	1.65	1.28	2.00	15				

AVG SQFT OFC TEN	21984	15	AVG OFFICE OCCUPANCY	97.1	15
AVG SQFT RET TEN	7975	6	AVG RETAIL OCCUPANCY	100.0	8
AVG SQFT OFC WORK	301	15	AVG RATE YR-END RENT	15.11	2
			RENTABLE GROSS SQFT	.84	15

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.91	15	ADMIN TOTAL	.12	14
PAYROLL	.02	10	PAYROLL	.12	12
CONTRACT	.87	15	MGMT FEES	.47	1
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL	.03	9	AUDIT FEES		
			GEN OFC EXP	.01	1
REPR MAINT TOTAL	.97	15	OTHER ADM EXP	.02	1
PAYROLL	.48	15			
ELEVATOR	.08	15	FIXED EXP TOTAL	2.10	1
HVAC	.12	15	REAL ESTATE TAX	2.06	1
ELECTRICAL	.04	15	BUILDING INS	.04	1
STRUCT ROOF	.07	13	PERS PROP TAX		
PLUMBING	.01	13	OTHER TAXES		
FIRE LIFE SFTY	.02	14			
OTHER MAINT SUP	.07	4	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.35	15	COMM FEES		
ELECTRIC	1.30	15	TENANT ALTS		
GAS	.22	1	BUY-OUTS		
FUEL OIL	.01	2			
PURCH STEAM			TOTAL PAYROLL	.58	15
PURCH CH WTR			CLEANING	.02	10
COAL			REPAIR MAINT	.48	15
WATER SEWER	.01	3	RDS GROUNDS	.00	11
			SECURITY	.00	11
RDS GNDS SEC TOT	.31	15	ADMINISTRATIVE	.12	12
RDS GNDS TOTAL	.08	15			
RDS GNDS PAYRL	.00	11	TOTAL CONTRACTS	1.65	15
RDS GNDS CONTR	.05	14	CLEANING	.87	15
RDS GNDS OTHER			REPAIR MAINT	.41	14
SECURITY TOTAL	.32	13	RDS GROUNDS	.05	14
SEC PAYROLL	.00	11	SECURITY	.30	11
SEC CONTRACTS	.30	11	ADMINISTRATIVE	.47	1
SEC OTHER					

All line items are computed as stand alone figures. Columns will not add to match totals.

CANADIAN GOVERNMENT SECTOR
ALL ELECTRIC BUILDINGS
DOWNTOWN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	115,246 SQ.FT.					115,246 SQ.FT.		
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					1	11.17	11.17		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11.17	11.17			1				
MISCELLANEOUS									
TOTAL INCOME	11.17	11.17			1				
EXPENSE									
CLEANING	.77	.83			3	.77	.83		
REPAIR-MAINT	.74	.60			3	.74	.60		
UTILITIES	1.45	1.35			3	1.45	1.35		
RDS GNDS SEC	.28	.25			3	.28	.25		
ADMINISTRATIVE	.08	.08			3	.08	.08		
TOTAL OPER EXP	3.32	3.85			3	3.32	3.85		
FIXED EXPENSES									
TOTAL OPER+FIXED	3.32	3.85			3		3.85		
LEASING EXP									
TOTAL PAYROLL	.23	.22			3				
TOTAL CONTRACT	1.50	1.78			3				

AVG SQFT OFC TEN	10477	3	AVG OFFICE OCCUPANCY	100.0	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	245	3	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.87	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.83	3	ADMIN TOTAL	.08	3
PAYROLL	.02	2	PAYROLL	.07	3
CONTRACT	.83	3	MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL	.03	1	AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL	.60	3	OTHER ADM EXP	.01	1
PAYROLL	.09	3			
ELEVATOR	.05	3	FIXED EXP TOTAL		
HVAC	.41	3	REAL ESTATE TAX		
ELECTRICAL	.00	3	BUILDING INS		
STRUCT ROOF	.07	2	PERS PROP TAX		
PLUMBING	.00	2	OTHER TAXES		
FIRE LIFE SFTY	.02	3			
OTHER MAINT SUP	.09	1	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.35	3	COMM FEES		
ELECTRIC	1.35	3	TENANT ALTS		
GAS			BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.22	3
PURCH CH WTR			CLEANING	.02	2
COAL			REPAIR MAINT	.09	3
WATER SEWER	.01	1	RDS GROUNDS	.00	2
			SECURITY	.01	2
RDS GNDS SEC TOT	.25	3	ADMINISTRATIVE	.07	3
RDS GNDS TOTAL	.12	3			
RDS GNDS PAYRL	.00	2	TOTAL CONTRACTS	1.78	3
RDS GNDS CONTR	.12	3	CLEANING	.83	3
RDS GNDS OTHER			REPAIR MAINT	.74	2
SECURITY TOTAL	.23	2	RDS GROUNDS	.12	3
SEC PAYROLL	.01	2	SECURITY	.23	2
SEC CONTRACTS	.23	2	ADMINISTRATIVE		
SEC OTHER					

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All Electric Buildings

CANADIAN GOVERNMENT SECTOR
ALL ELECTRIC BUILDINGS
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	759,041 SQ.FT.				725,877 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					1	14.76	14.76		
RETAIL AREA	6.46	6.46			1				
OTHER AREA									
TOTAL RENT	14.52	14.52			1				
MISCELLANEOUS									
TOTAL INCOME	14.52	14.52			1				
EXPENSE									
CLEANING	.83	.99	.64	1.03	5	.86	1.03	.65	1.13
REPAIR-MAINT	1.00	.99	.85	1.17	5	1.05	1.11	.90	1.19
UTILITIES	1.35	1.34	1.24	1.45	5	1.41	1.44	1.24	1.58
RDS GNDS SEC	.30	.33	.20	.39	5	.30	.33	.20	.39
ADMINISTRATIVE	.25	.15	.07	.34	4	.25	.15	.07	.34
TOTAL OPER EXP	3.68	3.85	3.36	3.93	5	3.85	3.97	3.48	4.23
FIXED EXPENSES	2.10	2.10			1	2.10	2.10		
TOTAL OPER+FIXED	4.32	3.85	3.36	4.98	5	6.07	4.00	3.48	5.26
LEASING EXP									
TOTAL PAYROLL	.57	.59	.50	.65	5				
TOTAL CONTRACT	1.78	1.86	1.50	2.00	5				

AVG SQFT OFC TEN	15030	5	AVG OFFICE OCCUPANCY	93.2	5
AVG SQFT RET TEN	3108	2	AVG RETAIL OCCUPANCY	100.0	3
AVG SQFT OFC WORK	308	5	AVG RATE YR-END RENT	16.00	1
			RENTABLE GROSS SQFT	.85	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.99	5	ADMIN TOTAL	.15	4
PAYROLL	.02	3	PAYROLL	.09	3
CONTRACT	.96	5	MGMT FEES	.47	1
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL	.03	2	AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL	.99	5	OTHER ADM EXP		
PAYROLL	.48	5			
ELEVATOR	.07	5	FIXED EXP TOTAL	2.10	1
HVAC	.08	5	REAL ESTATE TAX	2.06	1
ELECTRICAL	.04	5	BUILDING INS	.04	1
STRUCT ROOF	.10	4	PERS PROP TAX		
PLUMBING	.01	5	OTHER TAXES		
FIRE LIFE SFTY	.04	4			
OTHER MAINT SUP	.03	2	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.34	5	COMM FEES.		
ELECTRIC	1.25	5	TENANT ALTS		
GAS	.22	1	BUY-OUTS		
FUEL OIL	.00	1			
PURCH STEAM			TOTAL PAYROLL	.59	5
PURCH CH WTR			CLEANING	.02	3
COAL			REPAIR MAINT	.48	5
WATER SEWER	.04	2	RDS GROUNDS	.00	4
			SECURITY	.01	3
RDS GNDS SEC TOT	.33	5	ADMINISTRATIVE	.09	3
RDS GNDS TOTAL	.03	5	TOTAL CONTRACTS	1.86	5
RDS GNDS PAYRL	.00	4	CLEANING	.96	5
RDS GNDS CONTR	.02	4	REPAIR MAINT	.41	5
RDS GNDS OTHER			RDS GROUNDS	.02	4
SECURITY TOTAL	.31	5	SECURITY	.30	5
SEC PAYROLL	.01	3	ADMINISTRATIVE	.47	1
SEC CONTRACTS	.30	5			
SEC OTHER					

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National Cross-Tabulations 1986
Canada Government Sector

Location/Size Analysis

CANADIAN GOVERNMENT SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	133 BLDS 22,436,638 SQ.FT.					20,298,517 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					63	4.70	9.05	.46	11.10
RETAIL AREA	5.48	7.42	3.25	13.59	6				
OTHER AREA	7.65	4.98	2.43	7.72	10				
TOTAL RENT	4.46	8.93	.38	10.99	63				
MISCELLANEOUS	.27	.14	.01	.39	9				
TOTAL INCOME	4.42	8.83	.39	10.90	65				
EXPENSE									
CLEANING	.99	.74	.49	1.00	133	1.09	.79	.50	1.10
REPAIR MAINT	1.17	.87	.66	1.39	133	1.30	.94	.71	1.52
UTILITIES	1.44	1.21	.86	1.43	133	1.59	1.32	.95	1.66
RDS GNDS SEC	.29	.13	.04	.39	122	.29	.13	.04	.39
ADMINISTRATIVE	.13	.12	.05	.27	116	.13	.12	.05	.27
TOTAL OPER EXP	3.96	3.34	2.64	4.12	133	4.37	3.68	2.89	4.87
FIXED EXPENSES	1.30	2.08	.95	2.66	5	1.30	2.08	.95	2.66
TOTAL OPER+FIXED	4.04	3.37	2.64	4.23	133	8.40	3.75	2.90	4.92
LEASING EXP	.04	.04	.00	.13	6				
TOTAL PAYROLL	1.44	.65	.46	1.22	89				
TOTAL CONTRACT	1.41	1.21	.89	1.93	132				

AVG SQFT OFC TEN	41592	131	AVG OFFICE OCCUPANCY	97.4	133
AVG SQFT RET TEN	2441	36	AVG RETAIL OCCUPANCY	88.9	41
AVG SQFT OFC WORK	251	85	AVG RATE YR END RENT	11.18	8
			RENTABLE GROSS SQFT	.91	133

COMPONENT COSTS—TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.83	85	ADMIN TOTAL	.18	82
PAYROLL	.03	71	PAYROLL	.16	73
CONTRACT	.65	83	MGMT FEES	.29	2
SUP MAT MISC	.02	38	LEGAL FEES		
TRASH REMOVAL	.03	34	AUDIT FEES		
			GEN OFC EXP	.03	44
REPR MAINT TOTAL	.85	85	OTHER ADM EXP	.08	10
PAYROLL	.40	82			
ELEVATOR	.07	72	FIXED EXP TOTAL	2.08	5
HVAC	.14	82	REAL ESTATE TAX	2.04	4
ELECTRICAL	.04	82	BUILDING INS	.05	4
STRUCT ROOF	.08	45	PERS PROP TAX		
PLUMBING	.02	73	OTHER TAXES		
FIRE LIFE SFTY	.02	76			
OTHER MAINT SUP	.11	68	LEASING EXPENSES		
			ADV PROMOTION	.01	1
UTILITIES TOTAL	1.19	85	COMM FEES	.01	1
ELECTRIC	.77	84	TENANT ALTS		
GAS	.29	38	BUY-OUTS		
FUEL OIL	.26	22			
PURCH STEAM	.87	18	TOTAL PAYROLL	.61	85
PURCH CH WTR			CLEANING	.03	71
COAL			REPAIR MAINT	.40	82
WATER SEWER	.05	64	RDS GROUNDS	.01	59
			SECURITY	.01	50
RDS GNDS SEC TOT	.25	85	ADMINISTRATIVE	.16	73
RDS GNDS TOTAL	.08	82			
RDS GNDS PAYRL	.01	59	TOTAL CONTRACTS	1.08	85
RDS GNDS CONTR	.06	77	CLEANING	.65	83
RDS GNDS OTHER	.01	29	REPAIR MAINT	.36	81
SECURITY TOTAL	.22	69	RDS GROUNDS	.06	77
SEC PAYROLL	.01	50	SECURITY	.18	50
SEC CONTRACTS	.18	50	ADMINISTRATIVE	.47	1
SEC OTHER	.00	7			

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CANADIAN GOVERNMENT SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
DOWNTOWN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	40 BLDS 1,187,946 SQ.FT.					1,132,378 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					26	8.53	9.98	6.22	11.10
RETAIL AREA									
OTHER AREA	1.13	1.13			1				
TOTAL RENT	8.28	9.39	5.01	11.10	26				
MISCELLANEOUS	1.07	1.07			1				
TOTAL INCOME	7.91	9.24	4.42	11.03	27				
EXPENSE									
CLEANING	1.03	.81	.49	1.08	40	1.09	.83	.49	1.13
REPAIR MAINT	1.31	.69	.55	.97	40	1.37	.77	.55	1.03
UTILITIES	1.27	.89	.74	1.25	40	1.34	.92	.75	1.37
RDS GNDS SEC	.26	.14	.09	.28	38	.26	.14	.09	.28
ADMINISTRATIVE	.24	.18	.08	.40	39	.24	.18	.08	.40
TOTAL OPER EXP	4.10	3.16	2.44	3.87	40	4.30	3.31	2.62	3.91
FIXED EXPENSES									
TOTAL OPER+FIXED	4.10	3.16	2.44	3.87	40		3.31	2.62	3.91
LEASING EXP	.08	.08			1				
TOTAL PAYROLL	1.12	.61	.36	1.12	28				
TOTAL CONTRACT	1.81	1.08	.58	1.95	40				

AVG SQFT OFC TEN	8505	40	AVG OFFICE OCCUPANCY	93.9	40
AVG SQFT RET TEN	76	1	AVG RETAIL OCCUPANCY	95.0	1
AVG SQFT OFC WORK	240	28	AVG RATE YR END RENT	.00	0
			RENTABLE GROSS SQFT	.93	40

COMPONENT COSTS—TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.82	28	ADMIN TOTAL	.27	28
PAYROLL	.03	25	PAYROLL	.24	28
CONTRACT	.50	28	MGMT FEES		
SUP MAT MISC	.02	13	LEGAL FEES		
TRASH REMOVAL	.03	4	AUDIT FEES		
			GEN OFC EXP	.06	24
REPR MAINT TOTAL	.85	28	OTHER ADM EXP	.08	1
PAYROLL	.28	28			
ELEVATOR	.05	16	FIXED EXP TOTAL		
HVAC	.11	27	REAL ESTATE TAX		
ELECTRICAL	.04	27	BUILDING INS		
STRUCT ROOF	.09	4	PERS PROP TAX		
PLUMBING	.01	25	OTHER TAXES		
FIRE LIFE SFTY	.01	25			
OTHER MAINT SUP	.10	25	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	.85	28	COMM FEES		
ELECTRIC	.45	28	TENANT ALTS		
GAS	.33	16	BUY OUTS		
FUEL OIL	.33	8			
PURCH STEAM	1.06	4	TOTAL PAYROLL	.61	28
PURCH CH WTR			CLEANING	.03	25
COAL			REPAIR MAINT	.28	28
WATER SEWER	.05	25	RDS GROUNDS	.01	20
			SECURITY	.01	13
RDS GNDS SEC TOT	.17	28	ADMINISTRATIVE	.24	28
RDS GNDS TOTAL	.12	27			
RDS GNDS PAYRL	.01	20	TOTAL CONTRACTS	.81	28
RDS GNDS CONTR	.12	25	CLEANING	.50	28
RDS GNDS OTHER	.00	12	REPAIR MAINT	.27	9
SECURITY TOTAL	.05	20	RDS GROUNDS	.12	25
SEC PAYROLL	.01	13	SECURITY	.07	15
SEC CONTRACTS	.07	15	ADMINISTRATIVE		
SEC OTHER	.00	2			

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CANADIAN GOVERNMENT SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
DOWNTOWN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS 1,438,286 SQ.FT.					1,293,772 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					9	8.16	10.02	4.76	12.31
RETAIL AREA	8.38	8.38			1				
OTHER AREA	2.91	2.95			3				
TOTAL RENT	7.59	9.44	4.73	11.04	9				
MISCELLANEOUS	01	01			2				
TOTAL INCOME	7.59	9.44	4.73	11.04	9				
EXPENSE									
CLEANING	88	68	50	95	19	98	79	50	1.17
REPAIR-MAINT	1.27	1.05	77	1.82	19	1.41	1.20	77	2.16
UTILITIES	1.24	1.26	95	1.49	19	1.38	1.45	99	1.66
RDS GNDS SEC	37	08	02	44	18	37	08	02	44
ADMINISTRATIVE	11	08	05	14	16	11	08	05	14
TOTAL OPER EXP	3.83	3.99	2.75	4.59	19	4.25	4.04	2.83	5.54
FIXED EXPENSES									
TOTAL OPER+FIXED	3.83	3.99	2.75	4.59	19		4.04	2.83	5.54
LEASING EXP	06	06			2				
TOTAL PAYROLL	1.14	55	39	1.13	13				
TOTAL CONTRACT	1.60	1.36	91	2.26	19				

AVG SQFT OFC TEN	14729	18	AVG OFFICE OCCUPANCY	95.9	19
AVG SQFT RET TEN	2230	1	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	239	12	AVG RATE YR-END RENT	12.23	3
			RENTABLE GROSS SQFT	95	19

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	79	12	ADMIN TOTAL	13	11
PAYROLL	02	7	PAYROLL	13	8
CONTRACT	74	12	MGMT FEES		
SUP MAT MISC	01	3	LEGAL FEES		
TRASH REMOVAL	02	4	AUDIT FEES		
			GEN OFC EXP	02	4
REPR MAINT TOTAL	90	12	OTHER ADM EXP	08	3
PAYROLL	35	12			
ELEVATOR	06	12	FIXED EXP TOTAL		
HVAC	17	12	REAL ESTATE TAX		
ELECTRICAL	04	12	BUILDING INS		
STRUCT ROOF	00	8	PERS PROP TAX		
PLUMBING	02	9	OTHER TAXES		
FIRE LIFE SFTY	03	12	LEASING EXPENSES		
OTHER MAINT SUP	11	9	ADV PROMOTION		
			COMM FEE		
UTILITIES TOTAL	1.24	12	TENANT ALTS		
ELECTRIC	79	12	BUY OUTS		
GAS	29	7			
FUEL OIL	24	5	TOTAL PAYROLL	50	12
PURCH STEAM	1.54	1	CLEANING	02	7
PURCH CH WTR			REPAIR MAINT	35	12
COAL			RDS GROUNDS	00	6
WATER SEWER	05	8	SECURITY	01	6
			ADMINISTRATIVE	13	8
RDS GNDS SEC TOT	23	12			
RDS GNDS TOTAL	07	12	TOTAL CONTRACTS	1.21	12
RDS GNDS PAYRL	00	6	CLEANING	74	12
RDS GNDS CONTR	06	12	REPAIR MAINT	35	10
RDS GNDS OTHER	01	1	RDS GROUNDS	06	12
SECURITY TOTAL	28	9	SECURITY	25	8
SEC PAYROLL	01	6	ADMINISTRATIVE		
SEC CONTRACTS	25	8			
SEC OTHER					

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CANADIAN GOVERNMENT SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	43 BLDS 7,318,587 SQ.FT.					6,576,535 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					18	7.81	8.25	.30	14.58
RETAIL AREA	7.05	8.47	5.58	13.59	4				
OTHER AREA	9.05	7.72	4.95	11.56	4				
TOTAL RENT	7.51	8.11	27	13.30	18				
MISCELLANEOUS	09	08	01	16	4				
TOTAL INCOME	7.21	8.11	33	12.09	19				
EXPENSE									
CLEANING	80	73	50	94	43	89	79	54	1.10
REPAIR MAINT	1.22	1.05	74	1.45	43	1.38	1.12	82	1.56
UTILITIES	1.30	1.27	1.06	1.46	43	1.44	1.43	1.21	1.70
RDS GNDS SEC	27	21	02	42	38	27	21	02	42
ADMINISTRATIVE	15	08	02	23	36	15	08	02	23
TOTAL OPER EXP	3.68	3.51	2.71	4.33	43	4.09	3.79	3.12	4.92
FIXED EXPENSES	2.26	2.09	1.99	2.66	4	2.26	2.09	1.99	2.66
TOTAL OPER+FIXED	3.93	3.61	2.71	4.78	43	6.40	3.81	3.16	5.42
LEASING EXP	03	01			3				
TOTAL PAYROLL	1.09	65	48	1.39	26				
TOTAL CONTRACT	1.46	1.35	96	1.96	43				

AVG SQFT OFC TEN	40215	42	AVG OFFICE OCCUPANCY	98.8	43
AVG SQFT RET TEN	2006	11	AVG RETAIL OCCUPANCY	97.7	13
AVG SQFT OFC WORK	230	24	AVG RATE YR-END RENT	10.91	3
			RENTABLE GROSS SQFT	94	43

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	86	25	ADMIN TOTAL	20	24
PAYROLL	03	22	PAYROLL	16	20
CONTRACT	64	24	MGMT FEES	29	2
SUP MAT MISC	03	11	LEGAL FEES		
TRASH REMOVAL	05	9	AUDIT FEES		
			GEN OFC EXP	06	8
REPR MAINT TOTAL	1.11	25	OTHER ADM EXP	08	3
PAYROLL	49	23			
ELEVATOR	07	25	FIXED EXP TOTAL	2.09	4
HVAC	16	23	REAL ESTATE TAX	2.04	4
ELECTRICAL	04	24	BUILDING INS	06	3
STRUCT ROOF	09	15	PERS PROP TAX		
PLUMBING	02	22	OTHER TAXES		
FIRE LIFE SFTY	02	20	LEASING EXPENSES	01	1
OTHER MAINT SUP	14	21	ADV PROMOTION	01	1
			COMM FEES		
UTILITIES TOTAL	1.24	25	TENANT ALTS		
ELECTRIC	1.05	24	BUY OUTS		
GAS	21	12			
FUEL OIL	14	6	TOTAL PAYROLL	64	25
PURCH STEAM	43	3	CLEANING	03	22
PURCH CH WTR			REPAIR MAINT	49	23
COAL			RDS GROUNDS	01	18
WATER SEWER	04	19	SECURITY	02	15
			ADMINISTRATIVE	16	20
RDS GNDS SEC TOT	33	25			
RDS GNDS TOTAL	05	24	TOTAL CONTRACTS	1.37	25
RDS GNDS PAYRL	01	18	CLEANING	64	24
RDS GNDS CONTR	04	21	REPAIR-MAINT	45	22
RDS GNDS OTHER	00	7	RDS GROUNDS	04	21
SECURITY TOTAL	31	23	SECURITY	24	21
SEC PAYROLL	02	15	ADMINISTRATIVE	47	1
SEC CONTRACTS	24	21			
SEC OTHER	01	3			

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CANADIAN GOVERNMENT SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
DOWNTOWN 300,000 - 600,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS 3,815,885 SQ FT					3,528,190 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	40	30	07	68
RETAIL AREA									
OTHER AREA									
TOTAL RENT	37	29	08	60	4				
MISCELLANEOUS	42	39			2				
TOTAL INCOME	60	37	18	87	4				
EXPENSE									
CLEANING	46	45	27	68	10	50	49	30	74
REPAIR MAINT	1.03	70	61	1.50	10	1.12	78	62	1.50
UTILITIES	1.10	1.12	91	1.22	10	1.19	1.16	1.01	1.32
RDS GNDS SEC	16	14	03	26	8	16	14	03	26
ADMINISTRATIVE	10	08	03	19	6	10	08	03	19
TOTAL OPER EXP	2.79	2.63	2.08	3.45	10	3.02	3.01	2.25	3.48
FIXED EXPENSES									
TOTAL OPER+FIXED	2.79	2.63	2.08	3.45	10		3.01	2.25	3.48
LEASING EXP									
TOTAL PAYROLL	76	69	58	96	4				
TOTAL CONTRACT	1.38	1.23	95	1.44	10				

AVG SQFT OFC TEN	81813	10	AVG OFFICE OCCUPANCY	99.7	10
AVG SQFT RET TEN	846	4	AVG RETAIL OCCUPANCY	97.3	6
AVG SQFT OFC WORK	319	4	AVG RATE YR END RENT	00	0
			RENTABLE GROSS SQFT	93	10

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	68	4	ADMIN TOTAL	18	3
PAYROLL	04	3	PAYROLL	17	3
CONTRACT	66	3	MGMT FEES		
SUP MAT MISC	04	1	LEGAL FEES		
TRASH REMOVAL	01	2	AUDIT FEES		
			GEN OFC EXP	00	1
REPR MAINT TOTAL	93	4	OTHER ADM EXP	01	1
PAYROLL	46	3			
ELEVATOR	20	4	FIXED EXP TOTAL		
HVAC	21	4	REAL ESTATE TAX		
ELECTRICAL	05	4	BUILDING INS		
STRUCT ROOF	05	3	PERS PROP TAX		
PLUMBING	02	4	OTHER TAXES		
FIRE LIFE SFTY	03	4			
OTHER MAINT SUP	05	1	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.10	4	COMM FEES		
ELECTRIC	89	4	TENANT ALTS		
GAS	24	2	BUY-OUTS		
FUEL OIL	00	1			
PURCH STEAM			TOTAL PAYROLL	69	4
PURCH CH WTR			CLEANING	04	3
COAL			REPAIR MAINT	46	3
WATER SEWER	04	2	RDS GROUNDS	01	2
			SECURITY	00	2
RDS GNDS SEC TOT	28	4	ADMINISTRATIVE	17	3
RDS GNDS TOTAL	10	4			
RDS GNDS PAYRL	01	2	TOTAL CONTRACTS	1.39	4
RDS GNDS CONTR	08	4	CLEANING	66	3
RDS GNDS OTHER			REPAIR MAINT	63	4
SECURITY TOTAL	34	3	RDS GROUNDS	08	4
SEC PAYROLL	00	2	SECURITY	37	3
SEC CONTRACTS	32	3	ADMINISTRATIVE		
SEC OTHER	02	1			

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CANADIAN GOVERNMENT SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
DOWNTOWN MORE THAN 600,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS 6,287,897 SQ FT					5,581,845 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	1.19	52	24	2.36
RETAIL AREA	1.80	1.80			1				
OTHER AREA									
TOTAL RENT	1.07	43	21	2.26	4				
MISCELLANEOUS									
TOTAL INCOME	1.07	43	21	2.26	4				
EXPENSE									
CLEANING	1.41	1.10	51	2.10	8	1.58	1.21	62	2.48
REPAIR MAINT	1.18	90	64	1.65	8	1.30	99	70	1.96
UTILITIES	1.67	1.62	1.29	2.08	8	1.87	1.88	1.40	2.22
RDS GNDS SEC	32	01	00	86	7	32	01	00	88
ADMINISTRATIVE	10	05	00	26	6	10	05	00	28
TOTAL OPER EXP	4.60	4.18	3.05	5.54	8	5.16	4.96	3.23	6.46
FIXED EXPENSES	02	02			1	02	02		
TOTAL OPER+FIXED	4.60	4.18	3.05	5.54	8	11.15	4.96	3.23	6.46
LEASING EXP									
TOTAL PAYROLL	2.12	1.08	69	5.10	5				
TOTAL CONTRACT	1.26	1.09	78	1.71	7				

AVG SQFT OFC TEN	139079	8	AVG OFFICE OCCUPANCY	94.7	8
AVG SQFT RET TEN	3390	6	AVG RETAIL OCCUPANCY	63.1	6
AVG SQFT OFC WORK	254	4	AVG RATE YR END RENT	00	0
			RENTABLE GROSS SQFT	88	8

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1.30	3	ADMIN TOTAL	13	3
PAYROLL	03	3	PAYROLL	13	3
CONTRACT	97	3	MGMT FEES		
SUP MAT MISC	16	1	LEGAL FEES		
TRASH REMOVAL	02	2	AUDIT FEES		
			GEN OFC EXP	02	1
REPR MAINT TOTAL	1.01	3	OTHER ADM EXP		
PAYROLL	58	3			
ELEVATOR	12	2	FIXED EXP TOTAL	02	1
HVAC	19	3	REAL ESTATE TAX		
ELECTRICAL	03	2	BUILDING INS	02	1
STRUCT ROOF	06	2	PERS PROP TAX		
PLUMBING	03	2	OTHER TAXES		
FIRE LIFE SFTY	01	2			
OTHER MAINT SUP	63	1	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	2.05	3	COMM FEES		
ELECTRIC	1.52	3	TENANT ALTS		
GAS	45	1	BUY-OUTS		
FUEL OIL					
PURCH STEAM	50	1	TOTAL PAYROLL	1.08	3
PURCH CH WTR			CLEANING	03	3
COAL			REPAIR MAINT	58	3
WATER SEWER	08	1	RDS GROUNDS	01	2
			SECURITY	32	3
RDS GNDS SEC TOT	49	3	ADMINISTRATIVE	13	3
RDS GNDS TOTAL	04	2			
RDS GNDS PAYRL	01	2	TOTAL CONTRACTS	1.22	3
RDS GNDS CONTR	03	2	CLEANING	97	3
RDS GNDS OTHER			REPAIR MAINT	32	3
SECURITY TOTAL	42	3	RDS GROUNDS	03	2
SEC PAYROLL	32	3	SECURITY	10	3
SEC CONTRACTS	10	3	ADMINISTRATIVE		
SEC OTHER	00	1			

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Location/Size Analysis

CANADIAN GOVERNMENT SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	33 BLDS 5,152,740 SQ FT					4,737,993 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					13	3.74	1.32	.18	9.73
RETAIL AREA									
OTHER AREA	1.22	3.70			2				
TOTAL RENT	3.16	.88	.12	9.18	14				
MISCELLANEOUS	.30	.30			1				
TOTAL INCOME	3.20	.88	.17	9.18	14				
EXPENSE									
CLEANING	.72	.59	.44	.88	33	.78	.62	.46	.93
REPAIR/MAINT	1.65	1.25	.72	2.05	33	1.79	1.39	.77	2.33
UTILITIES	1.43	1.30	1.10	1.72	33	1.56	1.49	1.19	2.09
RDS/GRDS/SEC	.11	.12	.04	.38	29	.11	.12	.04	.38
ADMINISTRATIVE	.08	.06	.01	.30	30	.08	.06	.01	.36
TOTAL OPER EXP	3.97	3.52	2.99	4.67	33	4.32	4.04	3.32	6.05
FIXED EXPENSES	.05	.10			2	.05	.10		
TOTAL OPER+FIXED	3.98	3.52	2.99	4.67	33	14.37	4.04	3.32	6.05
LEASING EXP	.01	.01	.00	.02	4				
TOTAL PAYROLL	2.43	.80	.60	1.75	11				
TOTAL CONTRACT	1.91	1.77	1.10	2.86	32				

AVG SQFT/OFC TEN	77874	36	AVG OFFICE OCCUPANCY	99.4	32
AVG SQFT RET TEN	1612	4	AVG RETAIL OCCUPANCY	100.0	5
AVG SQFT SEC WORK	6,302	11	AVG RATE OF END RENT	80.50	2
			RENTABLE/GROSS SQFT	.97	33

COMPONENT COSTS: TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.64	11	ADMIN TOTAL	.25	11
PAYROLL	.04	10	PAYROLL	.27	10
CONTRACT	.63	10	MGMT FEES		
SUP/MAT/MISC	.06	3	LEGAL FEES		
TRASH REMOVAL	.05	2	AUDIT FEES		
			GEN OFC EXP	.09	6
			OTHER ADM EXP		
REPR/MAINT TOTAL	.68	11			
PAYROLL	.33	11	FIXED EXP TOTAL	.04	1
ELEVATOR	.09	7	REAL ESTATE TAX		
HVAC	.13	10	BUILDING INS	.04	1
ELECTRICAL	.04	11	PERS PROP TAX		
STRUCT/ROOF	.04	6	OTHER TAXES		
PLUMBING	.04	10			
FIRE/LIFE/SFTY	.01	8	LEASING EXPENSES		
OTHER MAINT/SUP	.12	9	ADV/PROMOTION		
			COMM FEES		
UTILITIES TOTAL	1.36	11	TENANT ALTS		
ELECTRIC	.82	11	BUY OUTS		
GAS	.30	8			
FUEL OIL	.33	2	TOTAL PAYROLL	.85	11
PURCH STEAM			CLEANING	.04	10
PURCH CH WTR			REPAIR MAINT	.33	11
COAL			RDS/GROUNDS	.02	9
WATER/SEWER	.23	6	SECURITY	.03	4
			ADMINISTRATIVE	.27	10
RDS/GRDS/SEC TOT	.35	10			
RDS/GRDS TOTAL	.15	10	TOTAL CONTRACTS	.93	11
RDS/GRDS PAYRL	.02	9	CLEANING	.63	10
RDS/GRDS CONTR	.13	9	REPAIR MAINT	.21	7
RDS/GRDS OTHER	.00	2	RDS/GROUNDS	.13	9
SECURITY TOTAL	.46	5	SECURITY	.46	4
SEC PAYROLL	.53	4	ADMINISTRATIVE		
SEC CONTRACTS	.46	4			
SEC OTHER					

All line items are computed as stand alone figures. Columns will not add to match totals.

CANADIAN GOVERNMENT SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
SUBURBAN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS 372,021 SQ FT					338,839 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					6	7.69	8.87	2.71	11.81
RETAIL AREA									
OTHER AREA	6.99	6.99			1				
TOTAL RENT	7.32	8.23	2.57	11.8	6				
MISCELLANEOUS									
TOTAL INCOME	7.32	8.23	2.57	11.8	6				
EXPENSE									
CLEANING	.90	.62	.51	.92	16	.99	.68	.54	1.12
REPAIR MAINT	1.80	1.18	.67	1.90	16	1.98	1.28	.67	2.06
UTILITIES	1.77	1.32	1.15	1.75	16	1.94	1.50	1.20	2.66
RDS/GRDS/SEC	.26	.22	.07	.51	14	.28	.22	.07	.51
ADMINISTRATIVE	.33	.19	.01	.62	14	.33	.19	.01	.62
TOTAL OPER EXP	4.98	3.60	3.25	5.68	16	5.48	4.24	3.38	7.69
FIXED EXPENSES	.15	.15			1	.15	.15		
TOTAL OPER+FIXED	4.98	3.63	3.25	5.68	16	3.51	4.24	3.46	7.69
LEASING EXP									
TOTAL PAYROLL	.88	.77	.53	1.52	6				
TOTAL CONTRACT	2.79	2.28	.93	2.99	15				

AVG SQFT OFC TEN	15739	14	AVG OFFICE OCCUPANCY	99.7	15
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT SEC WORK	388	7	AVG RATE OF END RENT	80.50	2
			RENTABLE/GROSS SQFT	.98	16

COMPONENT COSTS: TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.67	6	ADMIN TOTAL	.44	6
PAYROLL	.04	5	PAYROLL	.39	5
CONTRACT	.59	6	MGMT FEES		
SUP/MAT/MISC	.03	2	LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP	.09	6
			OTHER ADM EXP		
REPR/MAINT TOTAL	.59	6			
PAYROLL	.29	6	FIXED EXP TOTAL		
ELEVATOR	.07	2	REAL ESTATE TAX		
HVAC	.12	5	BUILDING INS		
ELECTRICAL	.03	6	PERS PROP TAX		
STRUCT/ROOF	.02	2	OTHER TAXES		
PLUMBING	.04	5			
FIRE/LIFE/SFTY	.02	4	LEASING EXPENSES		
OTHER MAINT/SUP	.06	6	ADV/PROMOTION		
			COMM FEES		
UTILITIES TOTAL	1.20	6	TENANT ALTS		
ELECTRIC	.78	6	BUY OUTS		
GAS	.27	5			
FUEL OIL	.63	1	TOTAL PAYROLL	.77	6
PURCH STEAM			CLEANING	.04	5
PURCH CH WTR			REPAIR MAINT	.29	6
COAL			RDS/GROUNDS	.02	5
WATER/SEWER	.24	6	SECURITY	.02	1
			ADMINISTRATIVE	.39	5
RDS/GRDS/SEC TOT	.31	6			
RDS/GRDS TOTAL	.27	5	TOTAL CONTRACTS	.91	6
RDS/GRDS PAYRL	.02	5	CLEANING	.59	6
RDS/GRDS CONTR	.28	5	REPAIR MAINT	.04	3
RDS/GRDS OTHER	.00	2	RDS/GROUNDS	.28	5
SECURITY TOTAL	.46	1	SECURITY	.44	1
SEC PAYROLL	.02	1	ADMINISTRATIVE		
SEC CONTRACTS	.44	1			
SEC OTHER					

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Location/Size Analysis

CANADIAN GOVERNMENT SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
SUBURBAN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 217,775 SQ.FT.					193,272 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					1	1.32	1.32		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	1.11	1.11			1				
MISCELLANEOUS									
TOTAL INCOME	1.11	1.11			1				
EXPENSE									
CLEANING	.90	.76			3	1.01	.90		
REPAIR MAINT	2.10	1.95			3	2.36	2.16		
UTILITIES	1.24	1.32			3	1.39	1.47		
RDS GNDS SEC	.48	.64			3	.48	.64		
ADMINISTRATIVE	.62	.21			3	.62	.21		
TOTAL OPER EXP	5.33	4.86			3	6.00	5.76		
FIXED EXPENSES									
TOTAL OPER+FIXED	5.33	4.86			3		5.76		
LEASING EXP	.03	.03			1				
TOTAL PAYROLL	1.41	1.39			2				
TOTAL CONTRACT	3.01	3.01			3				

AVG SQFT OFC TEN	8861	3	AVG OFFICE OCCUPANCY	96.3	3
AVG SQFT RET TEN	3130	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	340	2	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.89	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.94	2	ADMIN TOTAL	.21	2
PAYROLL	.14	2	PAYROLL	.21	2
CONTRACT	.80	2	MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
			OTHER ADM EXP		
REPR MAINT TOTAL	2.32	2			
PAYROLL	.95	2	FIXED EXP TOTAL		
ELEVATOR	.23	2	REAL ESTATE TAX		
HVAC	.53	2	BUILDING INS		
ELECTRICAL	.07	2	PERS PROP TAX		
STRUCT ROOF	.25	2	OTHER TAXES		
PLUMBING	.09	2			
FIRE LIFE SFTY	.01	2	LEASING EXPENSES		
OTHER MAINT SUP	.18	2	ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL	1.35	2	TENANT ALTS		
ELECTRIC	.94	2	BUY-OUTS		
GAS	.32	2			
FUEL OIL	.03	1	TOTAL PAYROLL	1.39	2
PURCH STEAM			CLEANING	.14	2
PURCH CH WTR			REPAIR MAINT	.95	2
COAL			RDS GROUNDS	.02	2
WATER SEWER	.08	2	SECURITY	.06	2
			ADMINISTRATIVE	.21	2
RDS GNDS SEC TOT	.68	2			
RDS GNDS TOTAL	.11	2	TOTAL CONTRACTS	2.57	2
RDS GNDS PAYRL	.02	2	CLEANING	.80	2
RDS GNDS CONTR	.08	2	REPAIR MAINT	1.18	2
RDS GNDS OTHER			RDS GROUNDS	.08	2
SECURITY TOTAL	.57	2	SECURITY	.51	2
SEC PAYROLL	.08	2	ADMINISTRATIVE		
SEC CONTRACTS	.51	2			
SEC OTHER					

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CANADIAN GOVERNMENT SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
SUBURBAN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS 1,623,430 SQ.FT.					1,511,303 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					1	.26	.26		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	.25	.25			1				
MISCELLANEOUS									
TOTAL INCOME	.25	.25			1				
EXPENSE									
CLEANING	1.19	.71	.42	.88	8	1.28	.79	.48	.92
REPAIR MAINT	2.11	1.38	.72	2.20	8	2.27	1.58	.77	2.38
UTILITIES	1.14	1.20	.82	1.55	8	1.22	1.28	.94	1.63
RDS GNDS SEC	.11	.08	.02	.17	7	.11	.08	.02	.17
ADMINISTRATIVE	.08	.08	.01	.10	8	.08	.08	.01	.11
TOTAL OPER EXP	4.62	3.39	2.88	3.80	8	4.96	3.76	3.02	4.08
FIXED EXPENSES	.04	.04			1	.04	.04		
TOTAL OPER+FIXED	4.62	3.39	2.88	3.80	8	15.29	3.76	3.02	4.08
LEASING EXP	.00	.00			2				
TOTAL PAYROLL	3.09	.60			3				
TOTAL CONTRACT	1.72	1.59	.96	2.53	8				

AVG SQFT OFC TEN	145553	7	AVG OFFICE OCCUPANCY	100.0	8
AVG SQFT RET TEN	1291	2	AVG RETAIL OCCUPANCY	100.0	3
AVG SQFT OFC WORK	266	2	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.93	8

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.92	3	ADMIN TOTAL	.08	3
PAYROLL	.03	3	PAYROLL	.08	3
CONTRACT	.80	2	MGMT FEES		
SUP MAT MISC	.45	1	LEGAL FEES		
TRASH REMOVAL	.05	2	AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL	.75	3	OTHER ADM EXP		
PAYROLL	.45	3			
ELEVATOR	.04	3	FIXED EXP TOTAL	.04	1
HVAC	.08	3	REAL ESTATE TAX		
ELECTRICAL	.03	3	BUILDING INS	.04	1
STRUCT ROOF	.03	2	PERS PROP TAX		
PLUMBING	.01	3	OTHER TAXES		
FIRE LIFE SFTY	.02	2			
OTHER MAINT SUP	4.29	1	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.75	3	COMM FEES		
ELECTRIC	1.39	3	TENANT ALTS		
GAS	.94	1	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.60	3
PURCH CH WTR			CLEANING	.03	3
COAL			REPAIR MAINT	.45	3
WATER SEWER			RDS GROUNDS	.03	2
			SECURITY	.00	1
RDS GNDS SEC TOT	.12	3	ADMINISTRATIVE	.08	3
RDS GNDS TOTAL	.04	3			
RDS GNDS PAYRL	.03	2	TOTAL CONTRACTS	.83	3
RDS GNDS CONTR	.06	2	CLEANING	.80	2
RDS GNDS OTHER			REPAIR MAINT	.14	2
SECURITY TOTAL	.17	2	RDS GROUNDS	.06	2
SEC PAYROLL	.00	1	SECURITY	.34	1
SEC CONTRACTS	.34	1	ADMINISTRATIVE		
SEC OTHER					

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Location/Size Analysis

CANADIAN GOVERNMENT SECTOR
NATIONAL LOCATION/SIZE ANALYSIS
SUBURBAN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 1,943,783 SQ.FT.					1,802,931 SQ.FT.			
INCOME	DOLLARS SQ. FT		MID RANGE		# BLDS	DOLLAR SQ. FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	.11	.10	.02	.18
RETAIL AREA									
OTHER AREA	.40	.40			1				
TOTAL RENT	.10	.08	.02	.17	5				
MISCELLANEOUS	.30	.30			1				
TOTAL INCOME	.16	.16	.06	.24	5				
EXPENSE									
CLEANING	.43	.43	.35	.49	5	.46	.45	.41	.50
REPAIR-MAINT	1.38	1.22	.80	2.15	5	1.49	1.31	.87	2.23
UTILITIES	1.58	1.19	1.11	2.43	5	1.70	1.49	1.17	2.52
RDS GNDS SEC	.04	.02	.00	.08	4	.04	.02	.00	.08
ADMINISTRATIVE	.01	.01	.00	.03	4	.01	.01	.00	.03
TOTAL OPER EXP	3.43	2.88	2.38	5.03	5	3.70	3.09	2.87	5.21
FIXED EXPENSES									
TOTAL OPER+FIXED	3.43	2.88	2.38	5.03	5		3.09	2.87	5.21
LEASING EXP	.02	.02			1				
TOTAL PAYROLL									
TOTAL CONTRACT	1.86	1.76	1.24	2.60	5				

AVG SQFT OFC TEN	198170	5	AVG OFFICE OCCUPANCY	98.9	5
AVG SQFT RET TEN	1378	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	0	0	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	1.00	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

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City Analyses 1986
Canada Government Sector

Halifax, NS
Kelowna Area, BC

CANADIAN GOVERNMENT SECTOR
HALIFAX
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	232,723 SQ FT					176,244 SQ FT		
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS	.01	.01			1				
TOTAL INCOME	.01	.01			1				
EXPENSE									
CLEANING	1.19	.82			3	1.57	.94		
REPAIR MAINT	3.78	2.18			3	4.99	2.51		
UTILITIES	1.53	1.63			3	2.03	1.98		
RDS GNDS SEC	.09	.09			2	.09	.09		
ADMINISTRATIVE	.01	.01			2	.01	.01		
TOTAL OPER EXP	6.59	4.22			3	8.71	4.86		
FIXED EXPENSES									
TOTAL OPER+FIXED	6.59	4.22			3		4.86		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	5.06	2.96			3				

AVG SQFT OFC TEN	29282	2	AVG OFFICE OCCUPANCY	85.0	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	0	0	AVG RATE YR END RENT	.00	0
			RENTABLE GROSS SQFT	1.00	3

COMPONENT COSTS (TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT)

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

All line items are computed as stand alone figures. Columns will not add to match totals.

CANADIAN GOVERNMENT SECTOR
KELOWNA AREA
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	51,440 SQ FT					44,189 SQ FT		
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	10.45	10.42		
RETAIL AREA									
OTHER AREA	1.13	1.13			1				
TOTAL RENT	9.14	8.85			3				
MISCELLANEOUS									
TOTAL INCOME	9.14	8.85			3				
EXPENSE									
CLEANING	1.19	.99			3	1.39	1.70		
REPAIR MAINT	.78	.70			3	.91	.93		
UTILITIES	1.14	.74			3	1.33	1.46		
RDS GNDS SEC	.58	.51			3	.58	.51		
ADMINISTRATIVE	.44	.43			3	.44	.43		
TOTAL OPER EXP	4.13	3.66			3	4.81	5.06		
FIXED EXPENSES									
TOTAL OPER+FIXED	4.13	3.66			3		5.06		
LEASING EXP									
TOTAL PAYROLL	1.40	1.17			3				
TOTAL CONTRACT	1.11	1.16			3				

AVG SQFT OFC TEN	4169	3	AVG OFFICE OCCUPANCY	94.3	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	379	3	AVG RATE YR END RENT	.00	0
			RENTABLE GROSS SQFT	.89	3

COMPONENT COSTS (TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT)

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.99	3	ADMIN TOTAL	.43	3
PAYROLL	.22	3	PAYROLL	.35	3
CONTRACT	.75	3	MGMT FEES		
SUP MAT MISC	.02	3	LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL	.70	3	GEN OFC EXP	.08	3
PAYROLL	.45	3	OTHER ADM EXP		
ELEVATOR	.05	1	FIXED EXP TOTAL		
HVAC	.08	3	REAL ESTATE TAX		
ELECTRICAL	.05	3	BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING	.01	3	OTHER TAXES		
FIRE LIFE SFTY	.01	3	LEASING EXPENSES		
OTHER MAINT SUP	.12	3	ADV PROMOTION		
UTILITIES TOTAL	.74	3	COMM FEES		
ELECTRIC	.35	3	TENANT ALTS		
GAS	.34	2	BUY OUTS		
FUEL OIL	1.28	1	TOTAL PAYROLL	1.17	3
PURCH STEAM			CLEANING	.22	3
PURCH CH WTR			REPAIR MAINT	.45	3
COAL			RDS GROUNDS	.03	3
WATER SEWER	.07	3	SECURITY	.01	2
RDS GNDS SEC TOT	.51	3	ADMINISTRATIVE	.35	3
RDS GNDS TOTAL	.49	3	TOTAL CONTRACTS	1.18	3
RDS GNDS PAYRL	.03	3	CLEANING	.75	3
RDS GNDS CONTR	.43	3	REPAIR MAINT		
RDS GNDS OTHER	.03	2	RDS GROUNDS	.43	3
SECURITY TOTAL	.01	2	SECURITY		
SEC PAYROLL	.01	2	ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

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Kelowna Area, BC
Montreal, PQ

CANADIAN GOVERNMENT SECTOR
KELOWNA AREA
DOWNTOWN LESS THAN 50,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA 3 BLDS 51,440 SQ FT					TOTAL OFFICE RENTABLE AREA 44,189 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	10 45	10 42		
RETAIL AREA									
OTHER AREA	1 13	1 13			1				
TOTAL RENT	9 14	6 85			3				
MISCELLANEOUS									
TOTAL INCOME	9 14	9 85			3				
EXPENSE									
CLEANING	1 19	99			3	1 39	1 70		
REPAIR MAINT	78	70			3	91	93		
UTILITIES	1 14	74			3	1 33	1 46		
RDS GNDS SEC	58	51			3	58	51		
ADMINISTRATIVE	44	43			3	44	43		
TOTAL OPER EXP	4 13	3 66			3	4 81	6 08		
FIXED EXPENSES									
TOTAL OPER+FIXED	4 13	3 66			3		6 08		
LEASING EXP									
TOTAL PAYROLL	1 40	1 17			3				
TOTAL CONTRACT	1 11	1 16			3				

AVG SQFT OFC TEN	4169	3	AVG OFFICE OCCUPANCY	94 3	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	379	3	AVG RATE YR END RENT	00	0
			RENTABLE GROSS SQFT	89	3

COMPONENT COSTS (1) TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	99	3	ADMIN TOTAL	43	3
PAYROLL	22	3	PAYROLL	35	2
CONTRACT	75	3	MGMT FEES		
SUP MAT MISC	02	3	LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP	08	3
			OTHER ADM EXP		
REPR MAINT TOTAL	70	3			
PAYROLL	45	3	FIXED EXP TOTAL		
ELEVATOR	05	1	REAL ESTATE TAX		
HVAC	08	3	BUILDING INS		
ELECTRICAL	05	3	PERS PROP TAX		
STRUCT ROOF			OTHER TAXES		
PLUMBING	01	3			
FIRE LIFE SFTY	01	3	LEASING EXPENSES		
OTHER MAINT SUP	12	3	ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL	74	3	TENANT ALTS		
ELECTRIC	35	3			
GAS	34	2	BUY OUTS		
FUEL OIL	1 28	1			
PURCH STEAM			TOTAL PAYROLL	1 17	3
PURCH CH WTR			CLEANING	22	3
COAL			REPAIR MAINT	45	3
WATER SEWER	07	3	RDS GROUNDS	03	3
			SECURITY	01	2
RDS GNDS SEC TOT	51	3	ADMINISTRATIVE	35	3
RDS GNDS TOTAL	49	3			
RDS GNDS PAYRL	03	3	TOTAL CONTRACTS	1 16	3
RDS GNDS CONTR	43	3	CLEANING	75	3
			REPAIR MAINT		
RDS GNDS OTHER	03	2	RDS GROUNDS	43	3
SECURITY TOTAL	01	2	SECURITY		
SEC PAYROLL	01	2	ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

(1) Line items are computed as stand alone figures. Columns will not add to match totals.

CANADIAN GOVERNMENT SECTOR
MONTREAL
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA 5 BLDS 2,287,348 SQ FT					TOTAL OFFICE RENTABLE AREA 2,136,515 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	81	70	56	1 00	5	86	85	56	1 01
REPAIR MAINT	1 21	1 25	99	1 70	5	1 30	1 25	1 00	1 67
UTILITIES	1 16	1 23	1 05	1 30	5	1 24	1 23	1 16	1 31
RDS GNDS SEC	32	12	05	51	5	32	12	05	51
ADMINISTRATIVE	08	08			2	08	08		
TOTAL OPER EXP	3 53	3 61	3 17	3 93	5	3 76	3 61	3 20	4 38
FIXED EXPENSES									
TOTAL OPER+FIXED	3 53	3 61	3 17	3 93	5		3 61	3 20	4 39
LEASING EXP									
TOTAL PAYROLL	67	55			3				
TOTAL CONTRACT	1 33	1 64	1 29	2 17	4				

AVG SQFT OFC TEN	65461	5	AVG OFFICE OCCUPANCY	100 0	5
AVG SQFT RET TEN	5549	2	AVG RETAIL OCCUPANCY	82 5	2
AVG SQFT OFC WORK	299	4	AVG RATE YR END RENT	00	0
			RENTABLE GROSS SQFT	79	5

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	82	3	ADMIN TOTAL	08	1
PAYROLL	03	1	PAYROLL	08	1
CONTRACT	57	3	MGMT FEES		
SUP MAT MISC	04	1	LEGAL FEES		
TRASH REMOVAL	03	2	AUDIT FEES		
			GEN OFC EXP		
			OTHER ADM EXP		
REPR MAINT TOTAL	1 23	3			
PAYROLL	46	3	FIXED EXP TOTAL		
ELEVATOR	26	3	REAL ESTATE TAX		
HVAC	12	3	BUILDING INS		
ELECTRICAL	05	3	PERS PROP TAX		
STRUCT ROOF	08	2	OTHER TAXES		
PLUMBING	01	3			
FIRE LIFE SFTY	09	3	LEASING EXPENSES		
OTHER MAINT SUP	02	1	ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL	1 23	3	TENANT ALTS		
ELECTRIC	84	3			
GAS	42	2	BUY OUTS		
FUEL OIL	00	2			
PURCH STEAM			TOTAL PAYROLL	55	3
PURCH CH WTR			CLEANING	03	1
COAL			REPAIR MAINT	46	3
WATER SEWER	02	2	RDS GROUNDS	00	1
			SECURITY	00	1
RDS GNDS SEC TOT	12	3	ADMINISTRATIVE	08	1
RDS GNDS TOTAL	02	3			
RDS GNDS PAYRL	00	1	TOTAL CONTRACTS	1 38	3
RDS GNDS CONTR	02	3	CLEANING	57	3
			REPAIR MAINT	73	3
RDS GNDS OTHER			RDS GROUNDS	02	3
SECURITY TOTAL	05	2	SECURITY	05	2
SEC PAYROLL	00	1	ADMINISTRATIVE		
SEC CONTRACTS	05	2			
SEC OTHER					

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Montreal, PQ
Nelson/S.E., BC

CANADIAN GOVERNMENT SECTOR
MONTREAL
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	487,695 SQ FT				436,589 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					1	1 32	1 32		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	1 11	1 11			1				
MISCELLANEOUS									
TOTAL INCOME	1 11	1 11			1				
EXPENSE									
CLEANING	2 69	64	41	3 09	5	2 88	72	46	3 16
REPAIR MAINT	4 61	1 92	1 22	8 54	5	4 94	2 14	1 37	9 79
UTILITIES	1 46	1 10	99	2 32	5	1 56	1 23	1 08	2 70
RDS GNDS SEC	20	09	04	27	5	20	09	04	27
ADMINISTRATIVE	36	13	01	86	4	36	13	01	86
TOTAL OPER EXP	9 28	4 86	3.08	14 13	5	9 95	5 76	3 30	15.81
FIXED EXPENSES	04	04			1	04	04		
TOTAL OPER+FIXED	9 30	4 86	3 08	14 15	5	15 29	5 76	3 30	15 83
LEASING EXP	01	02			2				
TOTAL PAYROLL	7 69	7 69			1				
TOTAL CONTRACT	2 18	2 59	93	8 99	5				

AVG SQFT OFC TEN	66713	3	AVG OFFICE OCCUPANCY	98 5	4
AVG SQFT RET TEN	536	1	AVG RETAIL OCCUPANCY	100 0	1
AVG SQFT OFC WORK	0	0	AVG RATE YR END RENT	80 50	2
			RENTABLE GROSS SQFT	1 00	5

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	5 42	1
PAYROLL	4 96	1
CONTRACT		
SUP MAT MISC	45	1
TRASH REMOVAL		
REPR MAINT TOTAL	7 45	1
PAYROLL	2 47	1
ELEVATOR	12	1
HVAC	08	1
ELECTRICAL	14	1
STRUCT ROOF		
PLUMBING	35	1
FIRE LIFE SFTY		
OTHER MAINT SUP	4 29	1
UTILITIES TOTAL	1 75	1
ELECTRIC	81	1
GAS	94	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER		
RDS GNDS SEC TOT	39	1
RDS GNDS TOTAL	04	1
RDS GNDS PAYRL		
RDS GNDS CONTR	04	1
RDS GNDS OTHER		
SECURITY TOTAL	34	1
SEC PAYROLL		
SEC CONTRACTS	34	1
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	25	1
PAYROLL	25	1
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		
FIXED EXP TOTAL	04	1
REAL ESTATE TAX		
BUILDING INS	04	1
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY OUTS		
TOTAL PAYROLL	7 69	1
CLEANING	4 96	1
REPAIR MAINT	2 47	1
RDS GROUNDS		
SECURITY		
ADMINISTRATIVE	25	1
TOTAL CONTRACTS	39	1
CLEANING		
REPAIR MAINT		
RDS GROUNDS	04	1
SECURITY	34	1
ADMINISTRATIVE		

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CANADIAN GOVERNMENT SECTOR
NELSON/S.E.
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	62,699 SQ FT				62,699 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	9 98	10 56		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9 98	10 56			3				
MISCELLANEOUS									
TOTAL INCOME	9 98	10 56			3				
EXPENSE									
CLEANING	80	81			3	60	81		
REPAIR MAINT	43	43			3	43	43		
UTILITIES	78	75			3	78	75		
RDS GNDS SEC	14	17			3	14	17		
ADMINISTRATIVE	35	35			3	35	35		
TOTAL OPER EXP	2 50	2 25			3	2 50	2 25		
FIXED EXPENSES									
TOTAL OPER+FIXED	2 50	2 35			3		2 25		
LEASING EXP									
TOTAL PAYROLL	55	55			3				
TOTAL CONTRACT	91	99			3				

AVG SQFT OFC TEN	9390	3	AVG OFFICE OCCUPANCY	89 6	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	466	3	AVG RATE YR END RENT	00	0
			RENTABLE GROSS SQFT	93	3

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	81	3
PAYROLL	02	3
CONTRACT	78	3
SUP MAT MISC	01	1
TRASH REMOVAL		
REPR MAINT TOTAL	43	3
PAYROLL	25	3
ELEVATOR	03	1
HVAC	09	3
ELECTRICAL	02	3
STRUCT ROOF		
PLUMBING	01	2
FIRE LIFE SFTY	01	2
OTHER MAINT SUP	03	3
UTILITIES TOTAL	75	3
ELECTRIC	34	3
GAS	27	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER SEWER	05	3
RDS GNDS SEC TOT	17	3
RDS GNDS TOTAL	17	3
RDS GNDS PAYRL	01	3
RDS GNDS CONTR	16	3
RDS GNDS OTHER	00	2
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		

COMPONENT	MEDIAN	# BLDS
ADMIN TOTAL	35	3
PAYROLL	28	3
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	07	3
OTHER ADM EXP		
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAXES		
LEASING EXPENSES		
ADV PROMOTION		
COMM FEES		
TENANT ALTS		
BUY OUTS		
TOTAL PAYROLL	55	3
CLEANING	02	3
REPAIR MAINT	25	3
RDS GROUNDS	01	3
SECURITY		
ADMINISTRATIVE	28	3
TOTAL CONTRACTS	98	3
CLEANING	78	3
REPAIR MAINT		
RDS GROUNDS	16	3
SECURITY		
ADMINISTRATIVE		

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Nelson/S.E., BC
Ottawa, ON

CANADIAN GOVERNMENT SECTOR
NELSON/S.E.
DOWNTOWN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA: 3 BLDS 62,699 SQ.FT. DOLLARS SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA: 62,699 SQ.FT. DOLLAR SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA					3	9.98	10.56		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9.98	10.56			3				
MISCELLANEOUS									
TOTAL INCOME	9.98	10.56			3				
EXPENSE									
CLEANING	.80	.81			3	.80	.81		
REPAIR-MAINT	.43	.43			3	.43	.43		
UTILITIES	.78	.75			3	.78	.75		
RDS GNDS SEC	.14	.17			3	.14	.17		
ADMINISTRATIVE	.35	.35			3	.35	.35		
TOTAL OPER EXP	2.50	2.25			3	2.50	2.25		
FIXED EXPENSES									
TOTAL OPER+FIXED	2.50	2.25			3		2.25		
LEASING EXP									
TOTAL PAYROLL	.55	.55			3				
TOTAL CONTRACT	.91	.98			3				

AVG SQFT OFC TEN	9390	3	AVG OFFICE OCCUPANCY	89.9	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	466	3	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.93	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.81	3	ADMIN TOTAL	.35	3
PAYROLL	.02	3	PAYROLL	.28	3
CONTRACT	.78	3	MGMT FEES		
SUP MAT MISC	.01	1	LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP	.07	3
			OTHER ADM EXP		
REPR MAINT TOTAL	.43	3			
PAYROLL	.25	3	FIXED EXP TOTAL		
ELEVATOR	.03	1	REAL ESTATE TAX		
HVAC	.09	3	BUILDING INS		
ELECTRICAL	.02	3	PERS PROP TAX		
STRUCT ROOF			OTHER TAXES		
PLUMBING	.01	2			
FIRE LIFE SFTY	.01	2	LEASING EXPENSES		
OTHER MAINT SUP	.03	3	ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL	.75	3	TENANT ALTS		
ELECTRIC	.34	3			
GAS	.27	3	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.55	3
PURCH CH WTR			CLEANING	.02	3
COAL			REPAIR MAINT	.25	3
WATER SEWER	.05	3	RDS GROUNDS	.01	3
			SECURITY		
RDS GNDS SEC TOT	.17	3	ADMINISTRATIVE	.28	3
RDS GNDS TOTAL	.17	3			
RDS GNDS PAYRL	.01	3	TOTAL CONTRACTS	.98	3
RDS GNDS CONTR	.16	3	CLEANING	.78	3
RDS GNDS OTHER	.00	2	REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS	.16	3
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

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CANADIAN GOVERNMENT SECTOR
OTTAWA
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA: 22 BLDS 6,859,741 SQ.FT. DOLLARS SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	# BLDS	TOTAL OFFICE RENTABLE AREA: 6,036,282 SQ.FT. DOLLAR SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
OFFICE AREA					12	1.51	.43	.20	.63
RETAIL AREA									
OTHER AREA									
TOTAL RENT	1.37	.36	.18	.55	12				
MISCELLANEOUS	.14	.14			1				
TOTAL INCOME	1.37	.36	.21	.55	12				
EXPENSE									
CLEANING	.80	.37	.29	.84	22	.91	.43	.34	.91
REPAIR-MAINT	.79	.68	.51	.84	22	.90	.78	.61	.97
UTILITIES	1.55	1.37	1.11	1.94	22	1.76	1.50	1.26	2.19
RDS GNDS SEC	.02	.01	.00	.04	14	.02	.01	.00	.04
ADMINISTRATIVE	.06	.03	.00	.16	11	.06	.03	.00	.16
TOTAL OPER EXP	3.18	2.79	2.08	3.46	22	3.62	3.03	2.52	3.80
FIXED EXPENSES	1.95	1.99			2	1.95	1.99		
TOTAL OPER+FIXED	3.30	2.82	2.08	4.50	22	4.98	3.17	2.52	4.84
LEASING EXP	.01	.01			1				
TOTAL PAYROLL	1.55	1.78	.19	3.24	6				
TOTAL CONTRACT	1.11	1.05	.79	1.36	22				

AVG SQFT OFC TEN	248892	22	AVG OFFICE OCCUPANCY	94.8	22
AVG SQFT RET TEN	297	8	AVG RETAIL OCCUPANCY	51.4	8
AVG SQFT OFC WORK	299	1	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	1.00	22

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.81	2	ADMIN TOTAL	.47	2
PAYROLL	.15	1	PAYROLL	.21	1
CONTRACT	.70	2	MGMT FEES	.11	1
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL	.03	2	AUDIT FEES		
			GEN OFC EXP	.57	1
			OTHER ADM EXP	.06	1
REPR MAINT TOTAL	.53	2			
PAYROLL	.02	1	FIXED EXP TOTAL	1.99	2
ELEVATOR	.13	2	REAL ESTATE TAX	1.90	2
HVAC	.06	1	BUILDING INS	.09	2
ELECTRICAL	.01	2	PERS PROP TAX		
STRUCT ROOF			OTHER TAXES		
PLUMBING	.02	2			
FIRE LIFE SFTY			LEASING EXPENSES	.01	1
OTHER MAINT SUP	.31	2	ADV PROMOTION	.01	1
			COMM FEES		
UTILITIES TOTAL	1.29	2	TENANT ALTS		
ELECTRIC	1.04	2			
GAS	.18	2	BUY-OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.19	2
PURCH CH WTR			CLEANING	.15	1
COAL			REPAIR MAINT	.02	1
WATER SEWER	.08	2	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.01	2	ADMINISTRATIVE	.21	1
RDS GNDS TOTAL	.01	2			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.08	2
RDS GNDS CONTR	.01	2	CLEANING	.70	2
RDS GNDS OTHER			REPAIR MAINT	.74	1
SECURITY TOTAL			RDS GROUNDS	.01	2
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

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Ottawa, ON

CANADIAN GOVERNMENT SECTOR
OTTAWA
DOWNTOWN 100,000 - 300,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA: 11 BLDS 2,205,649 SQ.FT.					TOTAL OFFICE RENTABLE AREA: 1,949,592 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					7	3.80	.43	.19	9.30
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3.50	.37	.17	9.58	7				
MISCELLANEOUS	.14	.14			1				
TOTAL INCOME	3.52	.37	.32	9.58	7				
EXPENSE									
CLEANING	.57	.33	.26	.79	11	.65	.38	.34	.79
REPAIR-MAINT	.73	.73	.43	.91	11	.83	.81	.53	.90
UTILITIES	1.53	1.41	1.23	2.00	11	1.74	1.65	1.36	2.31
RDS GNDS SEC	.01	.01	.00	.01	6	.01	.01	.00	.01
ADMINISTRATIVE	.19	.03	.01	.47	5	.19	.03	.01	.47
TOTAL OPER EXP	2.93	2.88	2.09	3.34	11	3.31	3.16	2.64	3.79
FIXED EXPENSES	1.95	1.99			2	1.95	1.99		
TOTAL OPER+FIXED	3.29	2.94	2.09	4.77	11	4.98	3.18	2.64	4.77
LEASING EXP	.01	.01			1				
TOTAL PAYROLL	.96	.24			3				
TOTAL CONTRACT	1.03	1.03	.76	1.35	11				

AVG SQFT OFC TEN	161224	11	AVG OFFICE OCCUPANCY	99.2	11
AVG SQFT RET TEN	561	2	AVG RETAIL OCCUPANCY	87.0	2
AVG SQFT OFC WORK	299	1	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	1.00	11

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.81	2	ADMIN TOTAL	.47	2
PAYROLL	.15	1	PAYROLL	.21	1
CONTRACT	.70	2	MGMT FEES	.11	1
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL	.03	2	AUDIT FEES		
			GEN OFC EXP	.57	1
REPR MAINT TOTAL	.53	2	OTHER ADM EXP	.06	1
PAYROLL	.02	1			
ELEVATOR	.13	2	FIXED EXP TOTAL	1.99	2
HVAC	.06	1	REAL ESTATE TAX	1.90	2
ELECTRICAL	.01	2	BUILDING INS	.09	2
STRUCT ROOF			PERS PROP TAX		
PLUMBING	.02	2	OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP	.31	2	LEASING EXPENSES	.01	1
			ADV PROMOTION	.01	1
UTILITIES TOTAL	1.29	2	COMM FEES		
ELECTRIC	1.04	2	TENANT ALTS		
GAS	.18	2	BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.19	2
PURCH CH WTR			CLEANING	.15	1
COAL			REPAIR MAINT	.02	1
WATER SEWER	.08	2	RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT	.01	2	ADMINISTRATIVE	.21	1
RDS GNDS TOTAL	.01	2			
RDS GNDS PAYRL			TOTAL CONTRACTS	1.08	2
RDS GNDS CONTR	.01	2	CLEANING	.70	2
RDS GNDS OTHER			REPAIR MAINT	.74	1
SECURITY TOTAL			RDS GROUNDS	.01	2
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

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CANADIAN GOVERNMENT SECTOR
OTTAWA
DOWNTOWN 300,000 - 600,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA: 4 BLDS 1,532,578 SQ.FT.					TOTAL OFFICE RENTABLE AREA: 1,422,654 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	.30	.30		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	.29	.29			2				
MISCELLANEOUS									
TOTAL INCOME	.29	.29			2				
EXPENSE									
CLEANING	.31	.29	.27	.36	4	.34	.31	.28	.40
REPAIR-MAINT	.62	.63	.56	.67	4	.66	.66	.61	.71
UTILITIES	1.13	1.12	.91	1.33	4	1.22	1.17	1.00	1.40
RDS GNDS SEC	.08	.07			2	.08	.07		
ADMINISTRATIVE	.04	.04			1	.04	.04		
TOTAL OPER EXP	2.11	2.06	1.94	2.25	4	2.27	2.25	2.14	2.38
FIXED EXPENSES									
TOTAL OPER+FIXED	2.11	2.06	1.94	2.25	4		2.25	2.14	2.38
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	.98	.95	.92	1.03	4				

AVG SQFT OFC TEN	355664	4	AVG OFFICE OCCUPANCY	100.0	4
AVG SQFT RET TEN	258	2	AVG RETAIL OCCUPANCY	100.0	2
AVG SQFT OFC WORK	0	0	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	1.00	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL			OTHER ADM EXP		
PAYROLL					
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY					
OTHER MAINT SUP			LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL		
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT		
WATER SEWER			RDS GROUNDS		
			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL					
RDS GNDS PAYRL			TOTAL CONTRACTS		
RDS GNDS CONTR			CLEANING		
RDS GNDS OTHER			REPAIR MAINT		
SECURITY TOTAL			RDS GROUNDS		
SEC PAYROLL			SECURITY		
SEC CONTRACTS			ADMINISTRATIVE		
SEC OTHER					

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CANADIAN GOVERNMENT SECTOR
OTTAWA
DOWNTOWN MORE THAN 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 2,977,674 SQ.FT.					2,546,218 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	.38	.27		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	.33	.23			3				
MISCELLANEOUS									
TOTAL INCOME	.33	.23			3				
EXPENSE									
CLEANING	1.14	.76	.31	2.05	4	1.33	.90	.37	2.48
REPAIR-MAINT	.93	.65	.48	1.25	4	1.08	.75	.59	1.43
UTILITIES	1.77	1.62	1.33	2.28	4	2.07	1.88	1.59	2.66
RDS GNDS SEC	.00	.00			3	.00	.00		
ADMINISTRATIVE	.01	.00			3	.01	.00		
TOTAL OPER EXP	3.84	3.60	2.56	5.16	4	4.49	4.09	2.96	6.16
FIXED EXPENSES									
TOTAL OPER+FIXED	3.84	3.60	2.56	5.16	4		4.09	2.96	6.16
LEASING EXP									
TOTAL PAYROLL	1.67	1.81			2				
TOTAL CONTRACT	1.22	.94	.70	1.60	4				

AVG SQFT OFC TEN	562340	4	AVG OFFICE OCCUPANCY	88.3	4
AVG SQFT RET TEN	193	4	AVG RETAIL OCCUPANCY	29.4	4
AVG SQFT OFC WORK	0	0	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	1.00	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

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CANADIAN GOVERNMENT SECTOR
OTTAWA
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS 2,316,045 SQ.FT.					2,105,849 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					5	5.31	.26	.10	7.57
RETAIL AREA									
OTHER AREA	.40	.40			1				
TOTAL RENT	4.20	.21	.06	6.97	6				
MISCELLANEOUS									
TOTAL INCOME	4.20	.21	.06	6.97	6				
EXPENSE									
CLEANING	.41	.44	.36	.53	6	.45	.46	.42	.55
REPAIR-MAINT	1.50	1.79	.82	2.66	6	1.65	1.88	.91	2.71
UTILITIES	1.67	1.80	.83	3.65	6	1.84	1.96	.99	3.72
RDS GNDS SEC	.08	.07	.02	.11	4	.08	.07	.02	.11
ADMINISTRATIVE	.00	.00	.00	.00	4	.00	.00	.00	.00
TOTAL OPER EXP	3.65	3.57	2.59	6.86	6	4.01	3.89	2.87	6.98
FIXED EXPENSES									
TOTAL OPER+FIXED	3.65	3.57	2.59	6.86	6		3.89	2.87	6.98
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	1.97	2.29	1.24	3.21	6				

AVG SQFT OFC TEN	298064	6	AVG OFFICE OCCUPANCY	99.1	6
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	0	0	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	1.00	6

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

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Ottawa, ON
Peterborough, ON

CANADIAN GOVERNMENT SECTOR
OTTAWA
SUBURBAN 300,000 - 600,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 1,023,192 SQ.FT.					923,747 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	.10	.10		
RETAIL AREA									
OTHER AREA	.40	.40			1				
TOTAL RENT	.09	.08			3				
MISCELLANEOUS									
TOTAL INCOME	.09	.08			3				
EXPENSE									
CLEANING	.39	.43			3	.43	.45		
REPAIR MAINT	1.51	1.22			3	1.67	1.31		
UTILITIES	2.00	2.04			3	2.21	2.19		
RDS GNDS SEC	.07	.07			2	.07	.07		
ADMINISTRATIVE	.00	.00			2	.00	.00		
TOTAL OPER EXP	3.94	3.83			3	4.37	4.10		
FIXED EXPENSES									
TOTAL OPER+FIXED	3.94	3.83			3		4.10		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	1.95	1.78			3				

AVG SQFT OFC TEN	226087	3	AVG OFFICE OCCUPANCY	97.9	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	0	0	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	1.00	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

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CANADIAN GOVERNMENT SECTOR
PETERBOROUGH
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 393,398 SQ.FT.					329,708 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	.12	.12		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	.10	.10			2				
MISCELLANEOUS	.22	.22			1				
TOTAL INCOME	.26	.21			2				
EXPENSE									
CLEANING	.68	.66	.32	.84	4	.81	.80	.39	.98
REPAIR MAINT	2.32	2.13	1.56	4.46	4	2.76	2.51	1.89	5.35
UTILITIES	1.35	1.32	1.20	1.42	4	1.61	1.56	1.42	1.72
RDS GNDS SEC	.30	.19	.09	.41	4	.30	.19	.09	.41
ADMINISTRATIVE	.01	.00	.00	.01	4	.01	.00	.00	.01
TOTAL OPER EXP	4.65	4.42	4.05	6.26	4	5.55	5.22	4.90	7.46
FIXED EXPENSES									
TOTAL OPER+FIXED	4.65	4.42	4.05	6.26	4		5.22	4.90	7.46
LEASING EXP	.13	.13			1				
TOTAL PAYROLL									
TOTAL CONTRACT	3.30	3.09	2.63	5.07	4				

AVG SQFT OFC TEN	81469	4	AVG OFFICE OCCUPANCY	98.8	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	0	0	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	1.00	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

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Peterborough, ON
Quebec, PQ

CANADIAN GOVERNMENT SECTOR
PETERBOROUGH
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 351,348 SQ.FT.					294,929 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					1	.12	.12		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	.10	.10			1				
MISCELLANEOUS	.22	.22			1				
TOTAL INCOME	.33	.33			1				
EXPENSE									
CLEANING	.75	.73			3	.90	.88		
REPAIR-MAINT	1.82	1.78			3	2.17	2.17		
UTILITIES	1.37	1.39			3	1.63	1.69		
RDS GNDS SEC	.33	.28			3	.33	.28		
ADMINISTRATIVE	.01	.00			3	.01	.00		
TOTAL OPER EXP	4.28	4.08			3	5.09	4.92		
FIXED EXPENSES									
TOTAL OPER+FIXED	4.28	4.08			3		4.92		
LEASING EXP	.13	.13			1				
TOTAL PAYROLL									
TOTAL CONTRACT	2.90	2.88			3				

AVG SQFT OFC TEN	97380	3	AVG OFFICE OCCUPANCY	99.1	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	0	0	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	1.00	3

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL			ADMIN TOTAL		
PAYROLL			PAYROLL		
CONTRACT			MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL			GEN OFC EXP		
PAYROLL			OTHER ADM EXP		
ELEVATOR			FIXED EXP TOTAL		
HVAC			REAL ESTATE TAX		
ELECTRICAL			BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING			OTHER TAXES		
FIRE LIFE SFTY			LEASING EXPENSES		
OTHER MAINT SUP			ADV PROMOTION		
UTILITIES TOTAL			COMM FEES		
ELECTRIC			TENANT ALTS		
GAS			BUY OUTS		
FUEL OIL			TOTAL PAYROLL		
PURCH STEAM			CLEANING		
PURCH CH WTR			REPAIR MAINT		
COAL			RDS GROUNDS		
WATER SEWER			SECURITY		
RDS GNDS SEC TOT			ADMINISTRATIVE		
RDS GNDS TOTAL			TOTAL CONTRACTS		
RDS GNDS PAYRL			CLEANING		
RDS GNDS CONTR			REPAIR MAINT		
RDS GNDS OTHER			RDS GROUNDS		
SECURITY TOTAL			SECURITY		
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS					
SEC OTHER					

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CANADIAN GOVERNMENT SECTOR
QUEBEC
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS 2,651,635 SQ.FT.					2,405,053 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					7	10.08	10.98	8.25	13.47
RETAIL AREA									
OTHER AREA	6.35	5.22	2.81	7.72	7				
TOTAL RENT	9.34	9.53	8.11	12.70	7				
MISCELLANEOUS									
TOTAL INCOME	9.34	9.53	8.11	12.70	7				
EXPENSE									
CLEANING	1.13	.95	.85	1.13	15	1.25	1.10	.90	1.27
REPAIR-MAINT	1.52	1.28	.83	2.74	15	1.68	1.35	.86	3.73
UTILITIES	1.61	1.34	1.18	1.43	15	1.78	1.48	1.30	1.87
RDS GNDS SEC	.31	.23	.08	.36	15	.31	.23	.08	.36
ADMINISTRATIVE	.10	.08	.07	.13	15	.10	.08	.07	.13
TOTAL OPER EXP	4.68	4.09	3.38	5.36	15	5.16	4.39	3.49	7.05
FIXED EXPENSES									
TOTAL OPER+FIXED	4.68	4.09	3.38	5.36	15		4.39	3.49	7.05
LEASING EXP									
TOTAL PAYROLL	1.03	1.00	.71	1.22	14				
TOTAL CONTRACT	1.54	1.38	1.05	1.61	15				

AVG SQFT OFC TEN	36036	15	AVG OFFICE OCCUPANCY	98.9	15
AVG SQFT RET TEN	9316	5	AVG RETAIL OCCUPANCY	100.0	7
AVG SQFT OFC WORK	248	14	AVG RATE YR-END RENT	10.37	7
			RENTABLE GROSS SQFT	.86	15

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.95	14	ADMIN TOTAL	.08	14
PAYROLL	.04	9	PAYROLL	.11	7
CONTRACT	.91	14	MGMT FEES		
SUP MAT MISC	.03	2	LEGAL FEES		
TRASH REMOVAL	.03	13	AUDIT FEES		
REPR MAINT TOTAL	1.49	14	GEN OFC EXP		
PAYROLL	.88	14	OTHER ADM EXP	.08	7
ELEVATOR	.09	14	FIXED EXP TOTAL		
HVAC	.14	14	REAL ESTATE TAX		
ELECTRICAL	.03	14	BUILDING INS		
STRUCT ROOF	.13	14	PERS PROP TAX		
PLUMBING	.03	8	OTHER TAXES		
FIRE LIFE SFTY	.04	14	LEASING EXPENSES		
OTHER MAINT SUP	.21	7	ADV PROMOTION		
UTILITIES TOTAL	1.35	14	COMM FEES		
ELECTRIC	1.11	14	TENANT ALTS		
GAS	1.88	2	BUY OUTS		
FUEL OIL	.39	8	TOTAL PAYROLL	1.00	14
PURCH STEAM			CLEANING	.04	9
PURCH CH WTR			REPAIR MAINT	.88	14
COAL			RDS GROUNDS	.02	7
WATER SEWER	.06	1	SECURITY	.01	7
RDS GNDS SEC TOT	.26	14	ADMINISTRATIVE	.11	7
RDS GNDS TOTAL	.07	14	TOTAL CONTRACTS	1.39	14
RDS GNDS PAYRL	.02	7	CLEANING	.91	14
RDS GNDS CONTR	.06	14	REPAIR MAINT	.21	14
RDS GNDS OTHER			RDS GROUNDS	.08	14
SECURITY TOTAL	.24	10	SECURITY	.22	8
SEC PAYROLL	.01	7	ADMINISTRATIVE		
SEC CONTRACTS	.22	8			
SEC OTHER					

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CANADIAN GOVERNMENT SECTOR
QUEBEC
DOWNTOWN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	227,324 SQ.FT.				190,571 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	12.86	12.58		
RETAIL AREA									
OTHER AREA	2.81	2.95			3				
TOTAL RENT	11.27	11.53			3				
MISCELLANEOUS									
TOTAL INCOME	11.27	11.53			3				
EXPENSE									
CLEANING	.91	.95			3	1.09	1.06		
REPAIR-MAINT	1.93	2.03			3	2.30	2.28		
UTILITIES	1.35	1.41			3	1.61	1.64		
RDS GRDS SEC	.20	.08			3	.20	.08		
ADMINISTRATIVE	.09	.08			3	.09	.08		
TOTAL OPER EXP	4.48	4.59			3	5.34	5.54		
FIXED EXPENSES									
TOTAL OPER+FIXED	4.48	4.59			3		5.54		
LEASING EXP									
TOTAL PAYROLL	1.08	.93			3				
TOTAL CONTRACT	1.48	1.38			3				

AVG SQFT OFC TEN	27234	3	AVG OFFICE OCCUPANCY	100.0	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	175	3	AVG RATE YR-END RENT	12.23	3
			RENTABLE GROSS SQFT	1.00	3

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.95	3	ADMIN TOTAL	.08	3
PAYROLL			PAYROLL		
CONTRACT	.92	3	MGMT FEES		
SUP MAT MISC			LEGAL FEES		
TRASH REMOVAL	.00	3	AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL	2.03	3	OTHER ADM EXP	.08	3
PAYROLL	.93	3			
ELEVATOR	.29	3	FIXED EXP TOTAL		
HVAC	.10	3	REAL ESTATE TAX		
ELECTRICAL	.02	3	BUILDING INS		
STRUCT ROOF	.21	3	PERS PROP TAX		
PLUMBING	.07	1	OTHER TAXES		
FIRE LIFE SFTY	.09	3			
OTHER MAINT SUP	.18	3	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.41	3	COMM FEES		
ELECTRIC	.94	3	TENANT ALTS		
GAS	.52	1	BUY OUTS		
FUEL OIL	.14	2			
PURCH STEAM			TOTAL PAYROLL	.93	3
PURCH CH WTR			CLEANING		
COAL			REPAIR MAINT	.93	3
WATER SEWER	.06	1	RDS GROUNDS		
			SECURITY		
RDS GRDS SEC TOT	.08	3	ADMINISTRATIVE		
RDS GRDS TOTAL	.08	3			
RDS GRDS PAYRL			TOTAL CONTRACTS	1.38	3
RDS GRDS CONTR	.06	3	CLEANING	.92	3
RDS GRDS OTHER			REPAIR MAINT	.40	3
SECURITY TOTAL	.26	1	RDS GROUNDS	.08	3
SEC PAYROLL			SECURITY	.26	1
SEC CONTRACTS	.26	1	ADMINISTRATIVE		
SEC OTHER					

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CANADIAN GOVERNMENT SECTOR
QUEBEC
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	823,848 SQ.FT.				818,898 SQ.FT.			
INCOME	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	8.25	8.25		
RETAIL AREA									
OTHER AREA	7.72	7.72			2				
TOTAL RENT	8.11	8.11			2				
MISCELLANEOUS									
TOTAL INCOME	8.11	8.11			2				
EXPENSE									
CLEANING	.90	.97	.91	1.13	4	1.19	1.22	1.18	1.22
REPAIR-MAINT	2.31	2.06	.83	3.26	4	2.79	2.63	.88	4.37
UTILITIES	1.20	1.29	1.24	1.35	4	1.55	1.56	1.40	1.67
RDS GRDS SEC	.28	.29	.28	.29	4	.28	.29	.28	.29
ADMINISTRATIVE	.08	.08	.08	.08	4	.08	.08	.08	.08
TOTAL OPER EXP	4.94	4.78	3.88	5.78	4	5.97	5.77	3.78	7.76
FIXED EXPENSES									
TOTAL OPER+FIXED	4.94	4.78	3.88	5.78	4		5.77	3.78	7.76
LEASING EXP									
TOTAL PAYROLL	1.02	.99	.71	1.32	4				
TOTAL CONTRACT	1.20	1.22	1.08	1.45	4				

AVG SQFT OFC TEN	20676	4	AVG OFFICE OCCUPANCY	100.0	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	2
AVG SQFT OFC WORK	273	4	AVG RATE YR-END RENT	8.36	2
			RENTABLE GROSS SQFT	.92	4

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.97	4	ADMIN TOTAL	.08	4
PAYROLL	.09	4	PAYROLL	.08	2
CONTRACT	.84	4	MGMT FEES		
SUP MAT MISC	.03	2	LEGAL FEES		
TRASH REMOVAL	.06	3	AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL	2.06	4	OTHER ADM EXP	.08	2
PAYROLL	.84	4			
ELEVATOR	.06	4	FIXED EXP TOTAL		
HVAC	.15	4	REAL ESTATE TAX		
ELECTRICAL	.03	4	BUILDING INS		
STRUCT ROOF	.81	4	PERS PROP TAX		
PLUMBING	.01	2	OTHER TAXES		
FIRE LIFE SFTY	.09	4			
OTHER MAINT SUP	.28	2	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.29	4	COMM FEES		
ELECTRIC	.96	4	TENANT ALTS		
GAS			BUY OUTS		
FUEL OIL	.52	3			
PURCH STEAM			TOTAL PAYROLL	.99	4
PURCH CH WTR			CLEANING	.09	4
COAL			REPAIR MAINT	.84	4
WATER SEWER			RDS GROUNDS	.03	2
			SECURITY	.04	2
RDS GRDS SEC TOT	.29	4	ADMINISTRATIVE	.08	2
RDS GRDS TOTAL	.05	4			
RDS GRDS PAYRL	.03	2	TOTAL CONTRACTS	1.22	4
RDS GRDS CONTR	.04	4	CLEANING	.84	4
RDS GRDS OTHER			REPAIR MAINT	.13	4
SECURITY TOTAL	.24	4	RDS GROUNDS	.04	4
SEC PAYROLL	.04	2	SECURITY	.22	4
SEC CONTRACTS	.22	4	ADMINISTRATIVE		
SEC OTHER					

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Regina, SK
Toronto, ON

CANADIAN GOVERNMENT SECTOR
REGINA
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 328,008 SQ FT					311,360 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	1.01	.85		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	1.05	.89			2				
MISCELLANEOUS	.01	.01			1				
TOTAL INCOME	1.05	.90			2				
EXPENSE									
CLEANING	1.52	.77			3	1.60	.87		
REPAIR-MAINT	2.09	1.96			3	2.20	2.18		
UTILITIES	1.53	1.49			3	1.61	1.66		
RDS GNDS SEC	.19	.01			3	.19	.01		
ADMINISTRATIVE	.21	.06			3	.21	.06		
TOTAL OPER EXP	5.54	4.16			3	5.84	4.62		
FIXED EXPENSES	3.22	3.22			1	3.22	3.22		
TOTAL OPER+FIXED	7.21	4.16			3	10.31	4.62		
LEASING EXP	.01	.01			1				
TOTAL PAYROLL	3.25	3.25			1				
TOTAL CONTRACT	1.84	2.26			3				

AVG SQFT OFC TEN	99655	3	AVG OFFICE OCCUPANCY	98.0	3
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	172	1	AVG RATE YR END RENT	.00	0
			RENTABLE GROSS SQFT	.91	3

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	2.29	1	ADMIN TOTAL	.36	1
PAYROLL	1.58	1	PAYROLL	.34	1
CONTRACT	.53	1	MGMT FEES		
SUP MAT MISC	.14	1	LEGAL FEES		
TRASH REMOVAL	.04	1	AUDIT FEES		
			GEN OFC EXP	.03	1
			OTHER ADM EXP		
REPR MAINT TOTAL	2.38	1			
PAYROLL	1.33	1	FIXED EXP TOTAL	3.22	1
ELEVATOR	.28	1	REAL ESTATE TAX	3.22	1
HVAC	.16	1	BUILDING INS		
ELECTRICAL	.17	1	PERS PROP TAX		
STRUCT ROOF	.25	1	OTHER TAXES		
PLUMBING	.02	1			
FIRE LIFE SFTY	.05	1	LEASING EXPENSES		
OTHER MAINT SUP	.08	1	ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL	1.70	1	TENANT ALTS		
ELECTRIC	1.50	1	BUY-OUTS		
GAS	.15	1			
FUEL OIL			TOTAL PAYROLL	3.25	1
PURCH STEAM			CLEANING	1.58	1
PURCH CH WTR			REPAIR MAINT	1.33	1
COAL			RDS GROUNDS		
WATER SEWER	.05	1	SECURITY		
			ADMINISTRATIVE	.34	1
RDS GNDS SEC TOT	.37	1			
RDS GNDS TOTAL	.03	1	TOTAL CONTRACTS	1.21	1
RDS GNDS PAYRL			CLEANING	.53	1
RDS GNDS CONTR			REPAIR MAINT	.33	1
RDS GNDS OTHER	.00	1	RDS GROUNDS		
SECURITY TOTAL	.36	1	SECURITY	.35	1
SEC PAYROLL			ADMINISTRATIVE		
SEC CONTRACTS	.35	1			
SEC OTHER	.01	1			

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CANADIAN GOVERNMENT SECTOR
TORONTO
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	27 BLDS 5,024,620 SQ FT					4,614,603 SQ FT			
	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
INCOME	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					3	2.44	.05		
RETAIL AREA	1.80	1.80			1				
OTHER AREA									
TOTAL RENT	2.35	.05			3				
MISCELLANEOUS	.24	.24			1				
TOTAL INCOME	2.43	.26			3				
EXPENSE									
CLEANING	1.53	.80	.61	1.34	27	1.66	.82	.69	1.48
REPAIR-MAINT	1.33	1.17	.87	1.55	27	1.44	1.25	.92	1.69
UTILITIES	1.67	1.22	.89	1.51	27	1.82	1.31	.98	1.54
RDS GNDS SEC	.56	.47	.27	.74	27	.56	.47	.27	.74
ADMINISTRATIVE	.18	.17	.05	.21	26	.18	.17	.05	.21
TOTAL OPER EXP	5.28	4.11	3.12	5.28	27	5.72	4.29	3.25	5.64
FIXED EXPENSES	.02	.02			1	.02	.02		
TOTAL OPER+FIXED	5.28	4.11	3.12	5.28	27	11.15	4.29	3.25	5.64
LEASING EXP									
TOTAL PAYROLL	2.34	1.00	.52	2.79	24				
TOTAL CONTRACT	1.35	1.50	.94	1.94	27				

AVG SQFT OFC TEN	45651	28	AVG OFFICE OCCUPANCY	99.8	27
AVG SQFT RET TEN	3464	14	AVG RETAIL OCCUPANCY	100.0	16
AVG SQFT OFC WORK	230	24	AVG RATE YR END RENT	.00	0
			RENTABLE GROSS SQFT	.85	27

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.66	24	ADMIN TOTAL	.18	23
PAYROLL	.09	23	PAYROLL	.17	23
CONTRACT	.63	22	MGMT FEES		
SUP MAT MISC	.04	15	LEGAL FEES		
TRASH REMOVAL	.02	11	AUDIT FEES		
			GEN OFC EXP	.01	10
			OTHER ADM EXP	.01	12
REPR MAINT TOTAL	1.18	24			
PAYROLL	.55	22	FIXED EXP TOTAL	.02	1
ELEVATOR	.11	23	REAL ESTATE TAX		
HVAC	.28	23	BUILDING INS	.02	1
ELECTRICAL	.03	22	PERS PROP TAX		
STRUCT ROOF	.06	21	OTHER TAXES		
PLUMBING	.02	21			
FIRE LIFE SFTY	.02	21	LEASING EXPENSES		
OTHER MAINT SUP	.11	23	ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL	1.08	24	TENANT ALTS		
ELECTRIC	.81	23	BUY-OUTS		
GAS	.26	11			
FUEL OIL			TOTAL PAYROLL	1.00	24
PURCH STEAM	.87	11	CLEANING	.09	23
PURCH CH WTR			REPAIR MAINT	.55	22
COAL			RDS GROUNDS	.03	20
WATER SEWER	.05	24	SECURITY	.08	21
			ADMINISTRATIVE	.17	23
RDS GNDS SEC TOT	.51	24			
RDS GNDS TOTAL	.12	22	TOTAL CONTRACTS	1.60	24
RDS GNDS PAYRL	.03	20	CLEANING	.63	22
RDS GNDS CONTR	.05	21	REPAIR MAINT	.61	23
RDS GNDS OTHER	.03	13	RDS GROUNDS	.05	21
SECURITY TOTAL	.38	24	SECURITY	.38	11
SEC PAYROLL	.06	21	ADMINISTRATIVE		
SEC CONTRACTS	.38	11			
SEC OTHER	.01	2			

All line items are computed as stand alone figures. Columns will not add to match totals.

CANADIAN GOVERNMENT SECTOR
TORONTO
DOWNTOWN 50,000 - 100,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 308,378 SQ.FT.					281,161 SQ.FT.			
INCOME	DOLLARS SQ.FT.		MID RANGE		# BLDS	DOLLAR SQ.FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	.80	.59	.32	.87	4	.88	.83	.38	.98
REPAIR MAINT	1.32	1.33	1.01	1.71	4	1.44	1.51	1.04	2.05
UTILITIES	1.18	1.18	1.02	1.33	4	1.30	1.36	1.13	1.48
RDS GNDS SEC	1.17	.90	.45	1.88	4	1.17	.90	.45	1.88
ADMINISTRATIVE	.10	.09			3	.10	.09		
TOTAL OPER EXP	4.35	4.53	3.53	5.21	4	4.77	5.42	3.97	5.77
FIXED EXPENSES									
TOTAL OPER+FIXED	4.35	4.53	3.53	5.21	4		5.42	3.97	5.77
LEASING EXP									
TOTAL PAYROLL	1.62	.55			3				
TOTAL CONTRACT	1.57	1.59	1.19	2.09	4				

AVG SQFT OFC TEN	13106	4	AVG OFFICE OCCUPANCY	97.9	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	314	3	AVG RATE YR END RENT	.00	0
			RENTABLE GROSS SQFT	.92	4

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.77	3	ADMIN TOTAL	.13	2
PAYROLL	.08	2	PAYROLL	.13	2
CONTRACT	.68	3	MGMT FEES		
SUP MAT MISC	.02	1	LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
REPR MAINT TOTAL	1.61	3	OTHER ADM EXP		
PAYROLL	.55	3			
ELEVATOR	.08	3	FIXED EXP TOTAL		
HVAC	.51	3	REAL ESTATE TAX		
ELECTRICAL	.03	3	BUILDING INS		
STRUCT ROOF	.04	3	PERS PROP TAX		
PLUMBING	.02	2	OTHER TAXES		
FIRE LIFE SFTY	.03	3			
OTHER MAINT SUP	.20	2	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.08	3	COMM FEES		
ELECTRIC	.66	3	TENANT ALTS		
GAS	.40	3	BUY OUTS		
FUEL OIL					
PURCH STEAM			TOTAL PAYROLL	.55	3
PURCH CH WTR			CLEANING	.08	2
COAL			REPAIR MAINT	.55	3
WATER SEWER	.03	3	RDS GROUNDS	.02	2
			SECURITY	1.39	2
RDS GNDS SEC TOT	.92	3	ADMINISTRATIVE	.13	2
RDS GNDS TOTAL	.12	3			
RDS GNDS PAYRL	.02	2	TOTAL CONTRACTS	1.82	3
RDS GNDS CONTR	.11	3	CLEANING	.68	3
RDS GNDS OTHER	.01	1	REPAIR MAINT	.70	2
SECURITY TOTAL	.78	3	RDS GROUNDS	.11	3
SEC PAYROLL	1.39	2	SECURITY	.74	2
SEC CONTRACTS	.74	2	ADMINISTRATIVE		
SEC OTHER					

All line items are computed as stand alone figures. Columns will not add to match totals.

CANADIAN GOVERNMENT SECTOR
TORONTO
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS 1,363,230 SQ.FT.					1,304,457 SQ.FT.			
INCOME	DOLLARS SQ.FT.		MID RANGE		# BLDS	DOLLAR SQ.FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1.12	.84	.68	1.73	10	1.16	.87	.69	1.78
REPAIR MAINT	1.24	1.21	.87	1.5	10	1.29	1.30	.92	1.53
UTILITIES	1.25	1.16	.76	1.5	10	1.30	1.27	.79	1.53
RDS GNDS SEC	.49	.47	.28	.56	10	.49	.47	.28	.56
ADMINISTRATIVE	.19	.20	.03	.35	10	.19	.20	.03	.35
TOTAL OPER EXP	4.28	3.75	3.27	5.28	10	4.47	4.03	3.42	5.49
FIXED EXPENSES									
TOTAL OPER+FIXED	4.28	3.75	3.27	5.28	10		4.03	3.42	5.49
LEASING EXP									
TOTAL PAYROLL	1.37	.94	.28	2.64	9				
TOTAL CONTRACT	1.61	1.91	1.02	2.06	10				

AVG SQFT OFC TEN	26294	9	AVG OFFICE OCCUPANCY	99.8	10
AVG SQFT RET TEN	4922	4	AVG RETAIL OCCUPANCY	100.0	4
AVG SQFT OFC WORK	210	9	AVG RATE YR END RENT	.00	0
			RENTABLE GROSS SQFT	.88	10

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.86	9	ADMIN TOTAL	.20	9
PAYROLL	.08	9	PAYROLL	.19	9
CONTRACT	.63	8	MGMT FEES		
SUP MAT MISC	.08	3	LEGAL FEES		
TRASH REMOVAL	.05	1	AUDIT FEES		
			GEN OFC EXP	.10	1
REPR MAINT TOTAL	1.18	9	OTHER ADM EXP		
PAYROLL	.43	8			
ELEVATOR	.12	9	FIXED EXP TOTAL		
HVAC	.33	8	REAL ESTATE TAX		
ELECTRICAL	.04	8	BUILDING INS		
STRUCT ROOF	.08	7	PERS PROP TAX		
PLUMBING	.03	8	OTHER TAXES		
FIRE LIFE SFTY	.02	7			
OTHER MAINT SUP	.13	9	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	1.06	9	COMM FEES		
ELECTRIC	.97	8	TENANT ALTS		
GAS	.30	6	BUY OUTS		
FUEL OIL					
PURCH STEAM	1.06	1	TOTAL PAYROLL	.94	9
PURCH CH WTR			CLEANING	.08	9
COAL			REPAIR MAINT	.43	8
WATER SEWER	.04	9	RDS GROUNDS	.02	8
			SECURITY	.02	8
RDS GNDS SEC TOT	.51	9	ADMINISTRATIVE	.19	9
RDS GNDS TOTAL	.11	8			
RDS GNDS PAYRL	.02	8	TOTAL CONTRACTS	1.90	9
RDS GNDS CONTR	.08	7	CLEANING	.63	8
RDS GNDS OTHER	.03	2	REPAIR MAINT	.64	9
SECURITY TOTAL	.38	9	RDS GROUNDS	.08	7
SEC PAYROLL	.02	8	SECURITY	.38	7
SEC CONTRACTS	.38	7	ADMINISTRATIVE		
SEC OTHER					

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Toronto, ON

CANADIAN GOVERNMENT SECTOR
TORONTO
ALL SUBURBAN

INCOME	Total Building Rentable Area: 8 BLDS 1,157,703 SQ FT — Dollars/SQ FT AVG	MEDIAN	Mid Range LOW	HIGH	# BLDS	Total Office Rentable Area: 1,098,820 SQ FT — Dollar/SQ FT AVG	MEDIAN	Mid Range LOW	HIGH
OFFICE AREA					2	12	10		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11	09			2				
MISCELLANEOUS	30	30			1				
TOTAL INCOME	23	24			7				
EXPENSE									
CLEANING	58	76	51	1 23	8	61	66	55	1 29
REPAIR-MAINT	1 36	1 27	1 16	2 01	8	1 45	1 41	1 18	2 24
UTILITIES	1 15	1 20	1 15	1 34	8	1 21	1 27	1 19	1 49
RDS GNDS SEC	13	34	03	64	7	13	34	03	64
ADMINISTRATIVE	07	03	01	21	8	07	03	01	21
TOTAL OPER EXP	3 31	3 88	3 07	4 78	8	3 49	4 36	3 19	5 03
FIXED EXPENSES									
TOTAL OPER+FIXED	3 31	3 88	3 07	4 78	8		4 36	3 19	5 03
LEASING EXP	02	02			1				
TOTAL PAYROLL	1 32	1 39	92	1 83	4				
TOTAL CONTRACT	1 89	2 20	1 76	2 65	8				

		# BLDS			# BLDS
AVG SQFT OFC TEN	35217	7	AVG OFFICE OCCUPANCY	99 9	8
AVG SQFT RET TEN	2254	2	AVG RETAIL OCCUPANCY	100 0	2
AVG SQFT OFC WORK	361	4	AVG RATE IR AND RENT	00	0
			RENTABLE GROSS SQFT	97	8

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1 23	4	ADMIN TOTAL	21	4
PAYROLL	23	3	PAYROLL	21	3
CONTRACT	80	4	MGMT FEES		
SUP MAT MISC	06	1	LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
			OTHER ADM EXP	14	2
REPR MAINT TOTAL	1 54	4			
PAYROLL	49	4	FIXED EXP TOTAL		
ELEVATOR	13	3	REAL ESTATE TAX		
HVAC	41	3	BUILDING INS		
ELECTRICAL	06	4	PERS PROP TAX		
STRUCT ROOF	07	4	OTHER TAXES		
PLUMBING	07	3			
FIRE LFE SFTY	01	3	LEASING EXPENSES		
OTHER MAINT SUP	18	4	ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL	1 27	4	TENANT ALTS		
ELECTRIC	80	4			
GAS	24	3	BUY OUTS		
FUEL OIL	33	2			
PURCH STEAM			TOTAL PAYROLL	1 39	4
PURCH CH WTR			CLEANING	23	3
COAL			REPAIR MAINT	49	4
WATER SEWER	18	4	RDS GROUNDS	02	3
			SECURITY	04	3
RDS GNDS SEC TOT	64	3	ADMINISTRATIVE	21	3
RDS GNDS TOTAL	14	3			
RDS GNDS PAYRL	02	3	TOTAL CONTRACTS	2 24	4
RDS GNDS CONTR	13	3	CLEANING	80	4
RDS GNDS OTHER			REPAIR MAINT	83	4
SECURITY TOTAL	56	3	RDS GROUNDS	13	3
SEC PAYROLL	04	3	SECURITY	49	3
SEC CONTRACTS	49	3	ADMINISTRATIVE		
SEC OTHER					

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CANADIAN GOVERNMENT SECTOR
TORONTO
SUBURBAN LESS THAN 50,000 SQ.FT.

INCOME	Total Building Rentable Area: 4 BLDS 90,126 SQ FT — Dollars/SQ FT AVG	MEDIAN	Mid Range LOW	HIGH	# BLDS	Total Office Rentable Area: 85,972 SQ FT — Dollar/SQ FT AVG	MEDIAN	Mid Range LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	1 08	1 05	73	1 44	4	1 13	1 12	83	1 45
REPAIR-MAINT	1 20	1 16	74	1 64	4	1 26	1 26	74	1 85
UTILITIES	1 23	1 20	1 18	1 29	4	1 28	1 27	1 20	1 43
RDS GNDS SEC	43	34			3	43	34		
ADMINISTRATIVE	35	02	00	39	4	35	02	00	39
TOTAL OPER EXP	4 22	3 88	3 37	4 59	4	4 43	4 36	3 61	4 84
FIXED EXPENSES									
TOTAL OPER+FIXED	4 22	3 88	3 37	4 59	4		4 36	3 61	4 84
LEASING EXP									
TOTAL PAYROLL	1 07	1 35			2				
TOTAL CONTRACT	2 11	2 32	1 16	2 65	4				

		# BLDS			# BLDS
AVG SQFT OFC TEN	8977	3	AVG OFFICE OCCUPANCY	100 0	4
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	0	0
AVG SQFT OFC WORK	426	2	AVG RATE IR AND RENT	00	0
			RENTABLE GROSS SQFT	92	4

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	1 44	2	ADMIN TOTAL	38	2
PAYROLL	1 69	1	PAYROLL	48	1
CONTRACT	57	2	MGMT FEES		
SUP MAT MISC	06	1	LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
			OTHER ADM EXP	14	2
REPR MAINT TOTAL	74	2			
PAYROLL	25	2	FIXED EXP TOTAL		
ELEVATOR	09	1	REAL ESTATE TAX		
HVAC	37	1	BUILDING INS		
ELECTRICAL	05	2	PERS PROP TAX		
STRUCT ROOF	02	2	OTHER TAXES		
PLUMBING	07	1			
FIRE LFE SFTY	01	1	LEASING EXPENSES		
OTHER MAINT SUP	16	2	ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL	1 20	2	TENANT ALTS		
ELECTRIC	63	2			
GAS	24	1	BUY OUTS		
FUEL OIL	63	1			
PURCH STEAM			TOTAL PAYROLL	1 35	2
PURCH CH WTR			CLEANING	1 69	1
COAL			REPAIR MAINT	25	2
WATER SEWER	23	2	RDS GROUNDS	02	1
			SECURITY	02	1
RDS GNDS SEC TOT	64	1	ADMINISTRATIVE	48	1
RDS GNDS TOTAL	18	1			
RDS GNDS PAYRL	02	1	TOTAL CONTRACTS	1 20	2
RDS GNDS CONTR	16	1	CLEANING	57	2
RDS GNDS OTHER			REPAIR MAINT	33	2
SECURITY TOTAL	46	1	RDS GROUNDS	16	1
SEC PAYROLL	02	1	SECURITY	44	1
SEC CONTRACTS	44	1	ADMINISTRATIVE		
SEC OTHER					

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Vancouver, BC
Victoria, BC

CANADIAN GOVERNMENT SECTOR
VANCOUVER
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA 5 BLDS 593,169 SQ. FT.					TOTAL OFFICE RENTABLE AREA 550,471 SQ. FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					2	17.29	13.79		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	17.29	13.79			2				
MISCELLANEOUS	1.07	1.07			1				
TOTAL INCOME	15.49	9.24			3				
EXPENSE									
CLEANING	.68	.42	.40	.90	5	.73	.54	.44	.90
REPAIR-MAINT	1.08	.47	.40	1.20	5	1.17	.53	.42	1.32
UTILITIES	.88	.62	.34	.94	5	.71	.62	.37	1.10
RDS. GNDS. SEC	.68	.16	.01	.72	4	.68	.16	.01	.72
ADMINISTRATIVE	.29	.26	.15	.59	4	.29	.28	.15	.59
TOTAL OPER EXP	3.23	2.41	1.67	3.52	5	3.48	2.85	1.73	3.78
FIXED EXPENSES									
TOTAL OPER+FIXED	3.23	2.41	1.67	3.52	5		2.88	1.73	3.78
LEASING EXP	.12	.12			1				
TOTAL PAYROLL	1.40	.86			2				
TOTAL CONTRACT	1.15	1.06	.90	1.66	5				

AVG SQFT OFC TEN	31621	5	AVG OFFICE OCCUPANCY	97.7	5
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	206	2	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.98	5

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.90	2	ADMIN TOTAL	.26	2
PAYROLL	.06	1	PAYROLL	.10	2
CONTRACT	.86	2	MGMT FEES		
SUP MAT MISC	.03	1	LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP	.16	2
REPR MAINT TOTAL	.97	2	OTHER ADM EXP		
PAYROLL	.31	2			
ELEVATOR	.07	2	FIXED EXP TOTAL		
HVAC	.07	2	REAL ESTATE TAX		
ELECTRICAL	.20	2	BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING	.13	2	OTHER TAXES		
FIRE LIFE SFTY	.04	2			
OTHER MAINT SUP	.16	2	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	.70	2	COMM FEES		
ELECTRIC	.50	2	TENANT ALTS		
GAS	.07	1	BUY-OUTS		
FUEL OIL	.04	1			
PURCH STEAM	.14	2	TOTAL PAYROLL	.66	2
PURCH CH WTR			CLEANING	.06	1
COAL			REPAIR MAINT	.31	2
WATER SEWER	.01	2	RDS GROUNDS	.11	1
			SECURITY	.73	1
RDS GNDS SEC TOT	.57	2	ADMINISTRATIVE	.10	2
RDS GNDS TOTAL	.10	2			
RDS GNDS PAYRL	.11	1	TOTAL CONTRACTS	.99	2
RDS GNDS CONTR	.04	2	CLEANING	.66	2
RDS GNDS OTHER	.01	2	REPAIR MAINT		
SECURITY TOTAL	.93	1	RDS GROUNDS	.04	2
SEC PAYROLL	.73	1	SECURITY	.19	1
SEC CONTRACTS	.19	1	ADMINISTRATIVE		
SEC OTHER	.02	1			

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CANADIAN GOVERNMENT SECTOR
VICTORIA
ALL DOWNTOWN

INCOME	TOTAL BUILDING RENTABLE AREA 19 BLDS 1,344,155 SQ. FT.					TOTAL OFFICE RENTABLE AREA 1,231,585 SQ. FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					19	11.10	10.53	8.81	11.17
RETAIL AREA	7.23	9.43	6.54	13.56	4				
OTHER AREA	16.87	8.79			2				
TOTAL RENT	10.95	10.53	8.81	11.17	19				
MISCELLANEOUS									
TOTAL INCOME	10.95	10.53	8.81	11.17	19				
EXPENSE									
CLEANING	.52	.48	.43	.52	19	.57	.50	.43	.58
REPAIR-MAINT	.81	.72	.55	1.01	19	.88	.73	.57	1.01
UTILITIES	1.08	.92	.78	1.21	19	1.14	.92	.78	1.53
RDS. GNDS. SEC	.07	.07	.05	.11	19	.07	.07	.05	.11
ADMINISTRATIVE	.17	.15	.08	.18	19	.17	.15	.08	.18
TOTAL OPER EXP	2.83	2.52	2.11	3.17	19	2.85	2.59	2.11	3.34
FIXED EXPENSES									
TOTAL OPER+FIXED	2.83	2.52	2.11	3.17	19		2.59	2.11	3.34
LEASING EXP									
TOTAL PAYROLL	.54	.47	.35	.61	18				
TOTAL CONTRACT	.73	.62	.51	.76	19				

AVG SQFT OFC TEN	19982	19	AVG OFFICE OCCUPANCY	97.3	19
AVG SQFT RET TEN	6070	4	AVG RETAIL OCCUPANCY	100.0	4
AVG SQFT OFC WORK	229	18	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.91	19

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.48	18	ADMIN TOTAL	.16	18
PAYROLL	.01	17	PAYROLL	.10	18
CONTRACT	.47	18	MGMT FEES		
SUP MAT MISC	.00	8	LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP	.01	18
REPR MAINT TOTAL	.89	18	OTHER ADM EXP	.08	1
PAYROLL	.30	18			
ELEVATOR	.05	13	FIXED EXP TOTAL		
HVAC	.11	17	REAL ESTATE TAX		
ELECTRICAL	.07	17	BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING	.01	17	OTHER TAXES		
FIRE LIFE SFTY	.01	18			
OTHER MAINT SUP	.11	18	LEASING EXPENSES		
			ADV PROMOTION		
UTILITIES TOTAL	.95	18	COMM FEES		
ELECTRIC	.54	18	TENANT ALTS		
GAS	.24	6	BUY-OUTS		
FUEL OIL	.26	9			
PURCH STEAM	1.54	5	TOTAL PAYROLL	.47	18
PURCH CH WTR			CLEANING	.01	17
COAL			REPAIR MAINT	.30	18
WATER SEWER	.03	18	RDS GROUNDS	.00	13
			SECURITY	.00	9
RDS GNDS SEC TOT	.09	18	ADMINISTRATIVE	.10	18
RDS GNDS TOTAL	.04	17			
RDS GNDS PAYRL	.00	13	TOTAL CONTRACTS	.61	18
RDS GNDS CONTR	.04	15	CLEANING	.47	18
RDS GNDS OTHER	.00	6	REPAIR MAINT	.18	10
SECURITY TOTAL	.02	17	RDS GROUNDS	.04	15
SEC PAYROLL	.00	9	SECURITY	.02	17
SEC CONTRACTS	.02	17	ADMINISTRATIVE		
SEC OTHER	.00	2			

All line items are computed as stand alone figures. Columns will not add to match totals.

Victoria, BC

CANADIAN GOVERNMENT SECTOR
VICTORIA
DOWNTOWN LESS THAN 50,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	338,809 SQ.FT.				334,069 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					11	8.43	9.54	4.42	11.03
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8.31	9.54	4.42	11.03	11				
MISCELLANEOUS									
TOTAL INCOME	8.31	9.54	4.42	11.03	11				
EXPENSE									
CLEANING	.57	.47	.40	.51	11	.58	.47	.40	.58
REPAIR-MAINT	.73	.63	.50	1.06	11	.74	.63	.50	1.06
UTILITIES	1.06	.92	.75	1.19	11	1.08	.92	.78	1.19
RDS GNDS SEC	.09	.10	.07	.11	11	.09	.10	.07	.11
ADMINISTRATIVE	.16	.08	.08	.16	11	.16	.08	.08	.16
TOTAL OPER EXP	2.62	2.52	2.02	3.34	11	2.65	2.85	2.02	3.34
FIXED EXPENSES									
TOTAL OPER+FIXED	2.62	2.52	2.02	3.34	11		2.85	2.02	3.34
LEASING EXP									
TOTAL PAYROLL	.61	.43	.28	.61	10				
TOTAL CONTRACT	.72	.51	.43	.78	11				

AVG SQFT OFC TEN	10232	11	AVG OFFICE OCCUPANCY	91.9	11
AVG SQFT RET TEN	0	0	AVG RETAIL OCCUPANCY	.0	0
AVG SQFT OFC WORK	235	10	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.92	11

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.45	10	ADMIN TOTAL	.12	10
PAYROLL	.01	9	PAYROLL	.07	10
CONTRACT	.41	10	MGMT FEES		
SUP MAT MISC	.04	2	LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL	.61	10	GEN OFC EXP	.01	10
PAYROLL	.26	10	OTHER ADM EXP	.08	1
ELEVATOR	.05	5	FIXED EXP TOTAL		
HVAC	.13	9	REAL ESTATE TAX		
ELECTRICAL	.08	9	BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING	.01	9	OTHER TAXES		
FIRE LIFE SFTY	.01	10	LEASING EXPENSES		
OTHER MAINT SUP	.11	10	ADV PROMOTION		
UTILITIES TOTAL	.96	10	COMM FEES		
ELECTRIC	.54	10	TENANT ALTS		
GAS	.32	2	BUY-OUTS		
FUEL OIL	.31	5	TOTAL PAYROLL	.43	10
PURCH STEAM	1.70	3	CLEANING	.01	9
PURCH CH WTR			REPAIR MAINT	.26	10
COAL			RDS GROUNDS	.00	6
* WATER SEWER	.03	10	SECURITY	.01	5
RDS GNDS SEC TOT	.11	10	ADMINISTRATIVE	.07	10
RDS GNDS TOTAL	.04	9	TOTAL CONTRACTS	.51	10
RDS GNDS PAYRL	.00	6	CLEANING	.41	10
RDS GNDS CONTR	.05	7	REPAIR MAINT	.22	4
RDS GNDS OTHER	.00	3	RDS GROUNDS	.05	7
SECURITY TOTAL	.05	10	SECURITY	.04	10
SEC PAYROLL	.01	5	ADMINISTRATIVE		
SEC CONTRACTS	.04	10			
SEC OTHER	.00	1			

All line items are computed as stand alone figures. Columns will not add to match totals.

CANADIAN GOVERNMENT SECTOR
VICTORIA
DOWNTOWN 50,000 - 100,000 SQ.FT.

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	265,929 SQ.FT.				263,699 SQ.FT.			
	DOLLARS SQ. FT.		MID RANGE		# BLDS	DOLLAR SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	9.70	9.87	9.20	10.29
RETAIL AREA	8.38	8.38			1				
OTHER AREA									
TOTAL RENT	9.69	9.65	9.19	10.29	4				
MISCELLANEOUS									
TOTAL INCOME	9.69	9.65	9.19	10.29	4				
EXPENSE									
CLEANING	.52	.54	.47	.58	4	.53	.54	.48	.58
REPAIR-MAINT	.65	.65	.52	.79	4	.66	.66	.53	.76
UTILITIES	1.14	.89	.73	1.45	4	1.15	.89	.73	1.46
RDS GNDS SEC	.08	.07	.04	.12	4	.08	.07	.04	.12
ADMINISTRATIVE	.19	.13	.08	.29	4	.19	.13	.08	.29
TOTAL OPER EXP	2.58	2.53	2.17	2.87	4	2.61	2.53	2.17	2.92
FIXED EXPENSES									
TOTAL OPER+FIXED	2.58	2.53	2.17	2.87	4		2.53	2.17	2.92
LEASING EXP									
TOTAL PAYROLL	.49	.43	.39	.59	4				
TOTAL CONTRACT	.68	.62	.59	.77	4				

AVG SQFT OFC TEN	20137	4	AVG OFFICE OCCUPANCY	99.3	4
AVG SQFT RET TEN	2230	1	AVG RETAIL OCCUPANCY	100.0	1
AVG SQFT OFC WORK	288	4	AVG RATE YR-END RENT	.00	0
			RENTABLE GROSS SQFT	.91	4

COMPONENT COSTS--TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.54	4	ADMIN TOTAL	.13	4
PAYROLL	.02	4	PAYROLL	.11	4
CONTRACT	.51	4	MGMT FEES		
SUP MAT MISC	.01	2	LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
REPR MAINT TOTAL	.65	4	GEN OFC EXP	.02	4
PAYROLL	.30	4	OTHER ADM EXP		
ELEVATOR	.02	4	FIXED EXP TOTAL		
HVAC	.10	4	REAL ESTATE TAX		
ELECTRICAL	.08	4	BUILDING INS		
STRUCT ROOF			PERS PROP TAX		
PLUMBING	.01	4	OTHER TAXES		
FIRE LIFE SFTY	.01	4	LEASING EXPENSES		
OTHER MAINT SUP	.10	4	ADV PROMOTION		
UTILITIES TOTAL	.89	4	COMM FEES		
ELECTRIC	.41	4	TENANT ALTS		
GAS	.03	3	BUY-OUTS		
FUEL OIL	.23	2	TOTAL PAYROLL	.43	4
PURCH STEAM	1.54	1	CLEANING	.02	4
PURCH CH WTR			REPAIR MAINT	.30	4
COAL			RDS GROUNDS	.00	3
WATER SEWER	.08	4	SECURITY	.00	2
RDS GNDS SEC TOT	.07	4	ADMINISTRATIVE	.11	4
RDS GNDS TOTAL	.04	4	TOTAL CONTRACTS	.62	4
RDS GNDS PAYRL	.00	3	CLEANING	.51	4
RDS GNDS CONTR	.04	4	REPAIR MAINT	.12	3
RDS GNDS OTHER			RDS GROUNDS	.04	4
SECURITY TOTAL	.02	3	SECURITY	.02	3
SEC PAYROLL	.00	2	ADMINISTRATIVE		
SEC CONTRACTS	.02	3			
SEC OTHER					

All line items are computed as stand alone figures. Columns will not add to match totals.

Victoria, BC

CANADIAN GOVERNMENT SECTOR
VICTORIA
DOWNTOWN 100,000 - 300,000 SQ.FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	739,417 SQ FT				633,817 SQ FT			
INCOME	DOLLARS SQ FT		MID RANGE		# BLDS	DOLLAR SQ FT		MID RANGE	
	AVG	MEDIAN	LOW	HIGH		AVG	MEDIAN	LOW	HIGH
OFFICE AREA					4	13.10	13.19	11.33	15.52
RETAIL AREA	7.16	10.48			3				
OTHER AREA	10.87	8.79			2				
TOTAL RENT	12.61	12.08	11.38	13.35	4				
MISCELLANEOUS									
TOTAL INCOME	12.61	12.08	11.38	13.35	4				
EXPENSE									
CLEANING	.50	.50	.48	.51	4	.57	.59	.52	.67
REPAIR-MAINT	.90	.76	.72	1.15	4	1.04	.87	.74	1.66
UTILITIES	1.03	1.03	.82	1.24	4	1.17	1.19	.82	1.65
RDS GNDS SEC	.06	.06	.03	.10	4	.06	.06	.03	.10
ADMINISTRATIVE	.17	.17	.10	.29	4	.17	.17	.10	.29
TOTAL OPER EXP	2.65	2.50	2.26	3.19	4	3.05	2.88	2.29	4.44
FIXED EXPENSES									
TOTAL OPER+FIXED	2.65	2.50	2.26	3.19	4		2.88	2.29	4.44
LEASING EXP									
TOTAL PAYROLL	.53	.50	.44	.68	4				
TOTAL CONTRACT	.75	.73	.65	.87	4				

AVG SQFT OFC TEN	37069	4	AVG OFFICE OCCUPANCY	99.4	4
AVG SQFT RET TEN	6838	3	AVG RETAIL OCCUPANCY	100.0	3
AVG SQFT OFC WORK	209	4	AVG RATE OP END RENT	.00	0
			RENTABLE GROSS SQFT	.91	4

COMPONENT COSTS - TOTAL BUILDING RENTABLE AREA - MEDIAN DOLLARS SQFT

COMPONENT	MEDIAN	# BLDS	COMPONENT	MEDIAN	# BLDS
CLEANING TOTAL	.50	4	ADMIN TOTAL	.17	4
PAYROLL	.01	4	PAYROLL	.15	4
CONTRACT	.49	4	MGMT FEES		
SUP MAT MISC	.00	4	LEGAL FEES		
TRASH REMOVAL			AUDIT FEES		
			GEN OFC EXP		
			OTHER ADM EXP	.02	4
REPR MAINT TOTAL	.76	4			
PAYROLL	.34	4	FIXED EXP TOTAL		
ELEVATOR	.07	4	REAL ESTATE TAX		
HVAC	.11	4	BUILDING INS		
ELECTRICAL	.09	4	FEES PROP TAX		
STRUCT ROOF			OTHER TAXES		
PLUMBING	.02	4			
FIRE LIFE SFTY	.01	4	LEASING EXPENSES		
OTHER MAINT SUP	.18	4	ADV PROMOTION		
			COMM FEES		
UTILITIES TOTAL	1.03	4	TENANT ALTS		
ELECTRIC	.80	4			
GAS	.42	1	BUY-OUTS		
FUEL OIL	.09	2			
PURCH STEAM	.43	1	TOTAL PAYROLL	.50	4
PURCH CH WTR			CLEANING	.01	4
COAL			REPAIR MAINT	.34	4
WATER SEWER	.03	4	RDS GROUNDS	.00	4
			SECURITY	.00	2
RDS GNDS SEC TOT	.06	4	ADMINISTRATIVE	.15	4
RDS GNDS TOTAL	.03	4			
RDS GNDS PAYRL	.00	4	TOTAL CONTRACTS	.73	4
RDS GNDS CONTR	.03	4	CLEANING	.49	4
RDS GNDS OTHER	.00	3	REPAIR MAINT	.25	3
SECURITY TOTAL	.02	4	RDS GROUNDS	.03	4
SEC PAYROLL	.00	2	SECURITY	.02	4
SEC CONTRACTS	.02	4	ADMINISTRATIVE		
SEC OTHER	.00	1			

All line items are computed as stand alone figures. Columns will not add to match totals.

Appendices

Appendix A

1987 EXPERIENCE EXCHANGE REPORT SURVEY

Building Owners
and Managers
Association
International

1250 Eye Street, N.W.
Washington, D.C.
20005
(202) 289-7000

BOMA
INTERNATIONAL

Building Data Section

Question No.

1-4 The name and street address of the building being reported.

5-9 The name and mailing address of the person to whom the Expense Performance Comparison is to be sent.

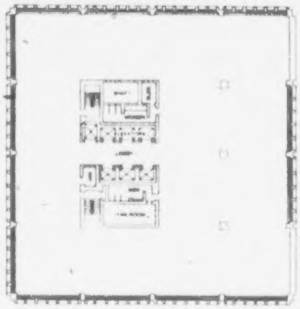
10 The name and telephone number of the person preparing the survey form.

11 The appropriate box checked indicates the method of floor measurement used to determine the building's square footage. (Note: if reporting in square meters, indicate this directly on the survey form.) If convenient, we prefer that you use the BOMA Standard Method of Floor Measurement "Rentable Area" full floor method as shown in the diagram below.

How to Calculate Rentable Area

The Rentable Area of a floor shall be computed by measuring to the inside finished surface of the dominant portion of the permanent outer building walls, excluding any major vertical penetration of the floor.

No deductions shall be made for columns and projections necessary to the building.



12A Total rentable square footage of office areas. Office areas should comprise at least 75% of total building rentable area for inclusion of the building in this survey.

12B Total rentable square footage of retail areas. The total of retail and other areas (excluding parking) should not exceed 25% of the total building rentable area for inclusion in this survey.

12C Total rentable square footage, residential, industrial and other non-office, non-retail space but not including parking area. The total of other and retail areas should not exceed 25% of total building rentable area for inclusion of the building in the survey.

12D Total of office (12A), retail (12B) and other (12C) space.

12E The Construction area of the building, excluding parking areas: "The Construction Area of a floor shall be computed by measuring to the outside finished surface of permanent outer building walls. The Construction Area of a building shall be the sum of the constructed area of all enclosed floors of the building, including basements, mechanical equipment, floors, penthouses, and the like." (From the American National Standard Z65.1-1980)

13 The number of buildings, if a complex is being reported. Do not report more than one building or complex. If possible please report each building in complex separately.

14 Approximate year building opened if the actual year is not known. If more than one building, give year of building with the most space.

15 Number of above ground floors. If more than one building, give height of building with the most space. A floor with more than half of its outside wall exposed would be considered as above ground floor.

16 The nature of the building's location relative to urban character.

17 The nearest "major" city to the building. For example, if the building is in a suburb of Washington, DC, then you would report Washington, DC as the major city. If your building is not located near a major city then report the closest city of significance.

18A Is a fee paid to an agency for the management of the building?

18B Check the box of the category that best describes the office building's type of use:

General	Multi-tenant building. Includes buildings with owner-occupied space if there are other tenants in the building.
Single Purpose	Single tenant building or building that is 100% owner-occupied.
Medical	Building with at least 75% of its space dedicated to doctor's offices and/or medical related offices. Includes owner-occupied or single tenant building if owner/tenant is medical related.
Financial	Building with at least 75% of its space dedicated to financial offices (example: bank headquarters, investment firm, etc.) Includes owner-occupied or single tenant building if owner/tenant is finance oriented.
Government	Government-owned building or building solely occupied and operated by government.

Building Data Section (Continued)

18C Is the majority of the building's insurance covered through a self insurance program (i.e., building does not pay a premium to an insurance company but maintains its own reserve fund to cover losses)? Check "no" if the majority of the building's insurance is covered in a policy with an insurance company.

19 The number of office tenants (leaseholders), retail tenants (leaseholders) and leaseholders of other space.

20 The number of employees working in the office area, retail area and other area.

21 The average occupancy rate for the total office area and total retail area during the previous calendar (or fiscal) year.

22 The annual base rental rate (full service) of office space. Report the price quoted the last time office space was leased or offered during the previous calendar (or fiscal) year. Report in dollars per square foot per year.

Retail Area Only

Report the number of retail rentable square feet that apply to 23A, 23B, 23C below. Square feet answers should not exceed the square footage reported in line 12B.

23A The number of retail rentable square feet for which building management supplies cleaning.

23B The number of retail rentable square feet that are under a full service lease.

23C The number of retail rentable square feet for which the building provides or sells energy. The cost of this energy should be included in total building energy expenses.

Income/Expense Summary Section

Submit data which covers only the previous calendar or fiscal year. Report in whole dollars — no cents.

The following income and expense summary sections are all that are required for reporting. The expense detail section (back side of survey form) serves as a guide for calculating expense summary figures, and you are encouraged to complete it.

24 Check the appropriate box to indicate if you are reporting in U.S. or Canadian dollars.

Income Section

Income from all rentable space, including the fair market value rent of space occupied by owner or manager. Normal escalation income and normal operating expense recovery should be reported in the appropriate rental income category, but do not include parking income.

25A Base rental and operating expense escalation/recovery income from office areas.

25B Base rental and operating expense escalation/recovery income from retail areas. (For explanation of retail area, see 12B).

25C Rental income from other areas. Do not include parking income.

25D Total of office rental income (25A), retail income (25B) and other space rental income (25C).

26 Report all non-rental income. Include tenant payment for extraordinary services not included in the lease (if the cost to provide those services is not expensed, then include only the associated net profit), wastepaper sales, vending machine collections and non-lease-provided energy sales to tenants or other purchasers and all other income beyond rent. Do not include parking income. Normal escalation income should be reported in lines 25A-C.

27 Total of total rental income (25D) and miscellaneous income (26).

Expense Summary Section

Expense summary figures are totals of detail categories. The expense detail categories are on the back side of the survey form. We suggest that you skip to the back page now, complete it, and simply transfer your expenses to the expense summary section on the front.

28 All required items for both daytime and nightime cleaning of offices, public areas, atriums, elevators, restrooms, windows, etc. Includes upkeep and ordinary expensed replacement of cleaning equipment and supplies. Exclude any expenses for machine rooms and other restricted access areas. CLEANING contains the expense detail categories of payroll, contract service, supplies and trash removal.

29 All expenses for the general repair and maintenance of the building including common areas and general upkeep. Includes both in-house payroll and contracted services. REPAIRS AND MAINTENANCE contains the expense detail categories of payroll, contracted elevator, HVAC, electrical, plumbing, and fire and life safety expenses and other building maintenance/supplies.

Income/Expense Summary Section (Continued)

30 All utilities expensed to the building. Includes energy that is sub-metered, even if you are receiving income for it. Report Total expense, not Net expense after tenant reimbursement. If utilities are metered directly from the utility company to the tenant then estimate the expense and indicate, on the form, that it is an estimate. UTILITIES contains the expense detail categories of electricity, gas, fuel oil, purchased steam, purchased chilled water, coal and water/sewer.

31 Expenses related to the exterior maintenance of the building (such as landscaping, snow removal, parking lot repairs, site signage, site lighting, etc.) and expenses to the security of tenants and the building. Exclude expenses related to the building structure itself or remote mechanical equipment. If the building charges a parking fee, exclude any of the parking area's maintenance costs. ROADS/GROUNDS/SECURITY contains the expense detail categories of roads/grounds payroll, contract services and other expenses, and security payroll, contract services and other expenses.

32 Expenses directly connected with administration of the building. Exclude general maintenance/operating costs. ADMINISTRATIVE contains the expense detail categories of payroll, management fees, legal fees, audit fees, general office expense and other administrative expense.

33 Total of CLEANING (28), REPAIRS AND MAINTENANCE (29), UTILITIES (30), ROADS/GROUNDS/SECURITY (31), and ADMINISTRATIVE (32) EXPENSES.

34 FIXED EXPENSES contains the expense detail categories of real estate taxes, building insurance, personal property tax and other tax.

35 Total of OPERATING EXPENSES (33) and FIXED EXPENSES (34).

36 Cash expenditures directly related to the leasing of space regardless of how they were booked for accounting purposes. Exclude amortizations of prior year expenditures. The purpose in focusing on these expenditures is to provide a detailed cash basis analysis that relates to general market activity.

Payroll and Contracts

These expenses are components of the previous expense summary figures. We ask you to recap them below to provide figures for comparing payroll vs. contract costs.

37 Total payroll expense for personnel directly employed by the building.

38 Total contract service expense for building services contracted outside the building staff.

Expense Detail Section *(Refer to back of the survey forrn)*

Cleaning

39A Payroll, taxes and fringe benefits for directly employed cleaning personnel including salaried supervisors or managers. For payroll personnel jointly responsible for cleaning and repairs/maintenance, report their payroll costs in 39A and 40A in proportion to the amount of time spent in cleaning (39A) and repairs/maintenance (40A).

39B Expenses of individuals/firms contracted from outside the normal building staff to perform specified cleaning tasks. Included here might be everything from normal space cleaning to window washing, drapery, and carpet cleaning.

39C Expenses of ordinary cleaning supplies and materials plus expensed upkeep or replacement of cleaning equipment. Includes other miscellaneous cleaning expenses.

39D Trash removal expenses.

39E Total of cleaning expenses categories (39A-D). Transfer figure to line 28 in the Expense Summary.

Repairs and Maintenance

40A Payroll, taxes and fringe benefits for directly employed operating engineers and maintenance personnel, including salaried operating or chief engineer. (See 39A)

40B Expense of elevator contract services and supplies/materials.

40C Expense of HVAC contract services and supplies/materials.

40D Expense of electrical contract services and supplies/materials.

40E Expense of structural/roof contract services and supplies/materials.

40F Expense of plumbing contract services and supplies/materials for domestic waste and sewage services. Exclude piping for the mechanical system or sprinkler/standpipe system.

40G Expense of fire and life safety contract services and supplies/materials.

40H Contracts and services for general upkeep, including non-tenant areas such as lobbies and hallways. Include other repair and maintenance contract expenses and general supplies not allocated to the previous categories.

40I Total of repairs and maintenance expense categories (40A–H). Transfer figure to line 29.

Expense Detail Section (Continued) *(Refer to back of the survey form)*

Utilities

41A Check "yes" if the building's energy is supplied by electricity only and no other fuel types are used except for on-site electricity generation.

41A-1 Check "yes" if the building's electricity charges are determined by a pricing schedule that changes according to the building's electric usage during specified periods.

41A-2 Check "yes" if the building utilizes on-site equipment to supplement at least part of its normal electric consumption. This does not apply to generators used only in emergencies.

41B-O *For the remaining utility expense categories (41B-N), report the total expense and usage amounts for each energy type (refer to monthly utility bills for energy usage amounts). Report the total of the utility expense categories in line 41O, transfer figure to line 30.*

Roads/Grounds/Security

Roads and Grounds

42A Payroll, taxes and fringe benefits for directly employed roads/grounds personnel.

42B Expenses of individuals/firms contracted from outside the normal building staff to perform specified roads/grounds tasks.

42C Expenses of maintenance supplies and materials used in upkeep of exterior areas such as fertilizer and ice melt chemicals. Include cost of maintenance of roads/grounds equipment and any other miscellaneous expense.

42D Total of roads/grounds expense categories (42A-C).

Roads/Grounds/Security

Security

42E Payroll, taxes and fringe benefits for directly employed security personnel.

42F Expenses of individuals/firms contracted from outside the normal building staff to perform specified security tasks.

42G Ordinary supplies necessary to operate a security program such as batteries, control forms, access cards, etc. and any other miscellaneous security expenses.

42H Total of security expense categories (42E-G).

42I Total of total roads/grounds (42D) and total security expense categories (42H). Transfer figure to line 31.

Administrative

43A Payroll, taxes and fringe benefits for directly employed administrative personnel such as building manager, building secretary, assistant building manager. If you checked "no" in line 18A you should report an expense here. (Engineering, maintenance and other building staff payroll should be reported on line 40A.)

43B Fees if building is managed under a management contract. If you checked "yes" in line 18A you should report an expense here.

43C Legal fees pertaining to the operation of the building such as labor disputes, and contractor agreements. Exclude legal cost pertaining to leasing (reported in line 45B).

43D Accounting, data processing and auditing costs necessary to satisfy tenant lease requirements and permanent lender requirements. Excludes cost of owner's income tax work, partnership reporting requirements or other non-operating accounting work.

43E General expense of running and maintaining the Office of Building Management such as: supplies, furniture, telephone, temporary help, and postage. Include "office rent" for the Office of Building Management, calculated at fair market value.

43F Other expenses such as engineering consultants, advertising for employees, service contract solicitation, auto expense, travel and entertainment, training, and any other non-leasing purpose: business license, dues and subscriptions or miscellaneous expense.

43G Total of administrative expense categories (43A-F). Transfer figure to line 32.

Fixed Expenses

44A Total land and building real estate taxes.

44B All types of building insurance including fire, casualty, errors and omissions. Excludes insurance relating to employee benefits; this belongs in the appropriate payroll category.

44C Personal property tax expense.

44D Any kind of annual or periodic tax, excise tax, gross sales tax, or leasing tax.

44E Total of fixed expense categories (44A-D). Transfer figure to line 35.

Expense Detail Section (Continued) *(Refer to back of the survey form)*

Leasing Expense

45A	Costs for advertising and promoting building space.
45B	Leasing commissions and other fees for obtaining tenants, and legal fees incurred for lease negotiations.
45C	Alteration expenditures made during the year to retain current tenants or secure new tenants. Include the value of standard items supplied from building inventory and deduct all tenant contributions toward alterations cost.
45D	Expense of buying out existing tenants.
45E	Total of leasing expense categories (45A-D). Transfer figure to line 36.

Payroll and Contracts

Total Payroll

46A	Transfer figure from line 39A.
46B	Transfer figure from line 40A.
46C	Transfer figure from line 42A.
46D	Transfer figure from line 42E.
46E	Transfer figure from line 43A.
46F	Total of payroll categories (46A-E). Transfer figure to line 37.

Total Contracts

47A	Transfer figure from line 39B.
47B	Total of contract service expenses extracted from lines 40B, 40C, 40D, 40E and 40F (exclude supplies/materials).
47C	Contract service expense extracted from line 42B.
47D	Contract service expense extracted from line 42F.
47E	Contract service expense extracted from lines 43B, 43C, and 43D.
47F	Total of contract categories (47A-E). Transfer figure to line 38.

1987 EXPERIENCE EXCHANGE REPORT FOR DOWNTOWN AND SUBURBAN OFFICE BUILDINGS
Data for Calendar or Fiscal Year 1986

1250 Eye St., N.W., Suite 200
Washington, D.C. 20005
202-289-7000
BOMA

PEEL MAILING LABEL FROM BACK COVER AND PLACE HERE

DEADLINE: MARCH 16

BUILDING DATA SECTION

1. NAME ____
2. ADDRESS ____
3. CITY ____
4. STATE/PROV ____ ZIP/ZONE ____

Person to whom Individual Building Analysis is to be sent:

5. NAME ____
6. COMPANY ____
7. ADDRESS ____
8. CITY ____
9. STATE/PROV ____ ZIP/ZONE ____

Person preparing form:

10. NAME ____ PHONE (____) ____
11. Indicate the method of floor measurement used to determine the building's square footage.
    1. ☐ BOMA Rentable 2. ☐ GSA 3. ☐ New York (REB 68)
    4. ☐ BOMA Usable 5. ☐ Other ____
12. RENTABLE SQUARE FOOTAGE
    A. Rentable Office Area ____
    B. Rentable Retail Area ____
    C. Rentable Other Area ____
    D. TOTAL RENTABLE AREA ☐
    E. TOTAL CONSTRUCTION AREA WITHOUT PARKING ☐
13. Number of buildings in this report ____
14. Year building opened ____
15. Number of above-ground stories ____
16. Where is the building located? 1 ☐ Downtown area 2 ☐ Suburban area 3 ☐ Rural area
17. What Major City is it in or near? ____
18A. Is this building operated by a private management agency? ☐ Yes ☐ No
18B. Which *one* of these categories *best* fits this building's type of use?
    1 ☐ General (multi-tenant)
    2 ☐ Single Purpose
    3 ☐ Medical
    4 ☐ Financial
    5 ☐ Government-owned (or solely occupied *and* operated by gov't.)
18C. Is this building self-insured? ☐ Yes ☐ No
19. How many leaseholders (tenants) hold space in: 1. Office area ____ 2. Retail area ____ 3. Other area ____
20. What is the number (population) of employees/workers in: 1. Office area ____ 2. Retail area ____ 3. Other area ____
21. What was your average occupancy rate for the Calendar Year 1986? 1. Office area ____% 2. Retail area ____%
22. The last time you leased or offered *office* space during this reporting period, what was its annual base rental rate (full service)? $____ dollars per sq.ft. per yr
23. **RETAIL AREA:** about how many rentable square feet
    A. Do you provide cleaning? ____ Sq. Ft.
    B. Are under full service lease? ____ Sq. Ft.
    C. Buy or are provided energy, cost for which is in your utilities? (Whether supplied, passed through or sold.) ____ Sq. Ft.

INCOME/EXPENSE SUMMARY SECTION

PLEASE SUBMIT DATA WHICH COVERS ONLY ACTUAL '86 CALENDAR OR FISCAL YEAR. REPORT IN WHOLE DOLLARS—NO CENTS.

24. Dollars are: ☐ U.S. ☐ Canadian

INCOME SECTION

25. Rental Income
    A. Office $____
    B. Retail $____
    C. Other $____
    D. Total Rental Income $____
26. Miscelianeous $____
27. TOTAL INCOME $____

EXPENSE SECTION

28. Cleaning $____
29. Repairs & Maintenance $____
30. Utilities $____
31. Roads/Grounds/Security $____
32. Administrative $____
33. TOTAL OF ALL OPERATING EXPENSES $____
34. Fixed Expenses $____
35. TOTAL OPERATING AND FIXED EXPENSES $____
36. Leasing Expenses $____
37. Total Payroll (recapitulation of operating expense categories) $____
38. Total Contracts (recapitulation of above operating expense categories) $____

OVER FOR EXPENSE DETAIL SECTION

BUILDING NAME ____________________

EXPENSE DETAIL SECTION

39. EXPENSES

A. Payroll, Taxes, Fringes $ ________
B. Contract Services $ ________
C. Supplies/Materials/Misc. $ ________
D. Trash Removal $ ________
E. TOTAL CLEANING $ ________ Transfer to Front

40. REPAIRS/MAINTENANCE

A. Payroll, Taxes, Fringes $ ________
B. Elevator $ ________
C. HVAC $ ________
D. Electrical $ ________
E. Structural/Roof $ ________
F. Plumbing $ ________
G. Fire and Life Safety $ ________
H. Other Building Maint./Supplies $ ________
I. TOTAL REPAIRS AND MAINTENANCE $ ________ Transfer to Front

41. UTILITIES

A. Is this building all electric? ☐ Yes ☐ No
A-1 Is this building on time of day electric pricing? ☐ Yes ☐ No
A-2 Does this building routinely utilize on-site equipment to generate electricity? ☐ Yes ☐ No
B. Electric $ ________ C. ________ KWH
D. Gas $ ________ E. ________ MCF
F. Fuel Oil $ ________ G. ________ U.S. Gallons
H. Purchased Steam $ ________ I. ________ 1000 lbs
J. Pur. Chill Wtr $ ________ K. ________ 1000 Tons-Hrs
L. Coal $ ________ M. ________ Tons (2000 lb)
N. Water/Sewer $ ________
O. TOTAL UTILITIES $ ________ Transfer to Front

42. ROADS/GROUNDS/SECURITY

ROADS/GROUNDS
A. Payroll, Taxes, Fringes $ ________
B. Contract Services $ ________
C. Other Rds/Grnds Exp $ ________
D. TOTAL ROADS/GROUNDS $ ________
SECURITY
E. Payroll, Taxes, Fringes $ ________
F. Contract Services $ ________
G. Other Security Expense $ ________
H. TOTAL SECURITY $ ________
I. TOTAL ROADS/GROUNDS/SECURITY $ ________ Transfer to Front

43. ADMINISTRATIVE

A. Payroll, Taxes, Fringes $ ________
B. Management Fees $ ________
C. Legal Fees $ ________
D. Audit Fees $ ________
E. General Office Expense $ ________
F. Other Admin. Expense $ ________
G. TOTAL ADMINISTRATIVE $ ________ Transfer to Front

44. FIXED EXPENSES

A. Real Estate Taxes $ ________
B. Building Insurance $ ________
C. Personal Property Tax $ ________
D. Other Tax $ ________
E. TOTAL FIXED EXPENSES $ ________ Transfer to Front

45. LEASING EXPENSE

A. Advertising/Promotion $ ________
B. Commissions and Legal Fees $ ________
C. Tenant Alterations $ ________
D. Buy-Outs $ ________
E. TOTAL LEASING EXPENSES $ ________ Transfer to Front

PAYROLL AND CONTRACTS

46. TOTAL PAYROLL
(Recapitulation from Expense Categories)

A. Cleaning $ ________
B. Repairs & Maintenance $ ________
C. Roads/Grounds $ ________
D. Security $ ________
E. Administrative $ ________
F. TOTAL PAYROLL $ ________ Transfer to Front

47. TOTAL CONTRACTS
(Recapitulation from Expense Categories)

A. Cleaning $ ________
B. Repairs & Maintenance $ ________
C. Roads/Grounds $ ________
D. Security $ ________
E. Administrative (Mgt, Legal, Audit Fees) $ ________
F. TOTAL CONTRACTS $ ________ Transfer to Front

TRANSFER ALL TOTALS TO FRONT

Appendix B

APPENDIX B
PRO FORMA WORKSHEET
1987 EXPERIENCE EXCHANGE REPORT

	BLDG RENTABLE Calculations for determining $ per sq/ft	YOUR BUILDING FIGURES	EER ANALYSIS FIGURES	OFFICE RENTABLE Calculations for determining $ per sq/ft	YOUR BUILDING FIGURES	EER ANALYSIS FIGURES
INCOME						
OFFICE AREA	N/A			25A/12A		
RETAIL AREA	25B/12D			N/A		
OTHER AREA	25C/12D			N/A		
MISCELLANEOUS	25D/12D			N/A		
TOTAL INCOME	27/12D			N/A		
EXPENSE						
CLEANING	28/12D			28/12A + 23A		
REPAIR/MAINT	29/12D			29/12A + 23B		
UTILITIES	30/12D			30/12A + 23C		
RDS/GNDS/SEC	31/12D			31/12D		
ADMINISTRATIVE	32/12D			32/12D		
TOTAL OPER EXP	33/12D			SUM OF TOTAL OPER & FIXED		
FIXED EXPENSES	34/12D			34/12D		
TOTAL OPER + FIXED	35/12D			SUM OF CLEANING, REPAIR/MAINT, UTILITIES, RDS/GNDS/SEC, ADMINISTRATIVE		
LEASING EXPENSE	36/12D			36/12D		

Appendix C

APPENDIX C

BOMA Functional Accounting Guide For Office Building Operations

Introduction

The Building Owners and Managers Association has compiled and published statistical data on office building operations in its Experience Exchange Report since 1929. The individual analyses contained in the Experience Exchange Report are broken down into specific income and expense categories common to office building operations. To assure that each participant provides data for the EER that is comparable and accurate, BOMA has encouraged the adoption of uniform accounting methods. The first BOMA Standard of Accounts was developed in the 1920's. This system prescribed a set or chart of accounts to recognize all types of expenditures, and it identified which accounts were to be associated with each income or expense category in the Experience Exchange Report. Since the 1920's the accounting procedure has been revised twice, in 1939 and again in 1976.

In 1981, a special task force, made up of senior representatives form major real estate interests throughout the U.S. and Canada, was appointed to review the BOMA Chart of Accounts. Rather than modifying the existing standard, the task force recommended a radical departure. They felt that while the concept of a BOMA recommended Chart of Accounts was of value to the industry and should be continued and expanded, it should no longer be viewed as the single "standard" method. Each property manager or owner needed a chart of accounts that he/she could adapt to satisfy the accounting needs of his/her business. Accordingly, BOMA decided to develop a generic "functional" set of income and expense categories applicable to nearly any chart of accounts.

The BOMA Functional Accounting Guide For Office Building Operations provides a uniform performance guideline that can be used to compare an individual office building with like office buildings throughout the industry. And, because it is based on functional income and expense categories, the method can be easily adapted to an existing chart of accounts or used to develop a new chart. In this section is a detailed listing of BOMA's recommended functional accounts. Since 1982, BOMA International has been using this functional classification method in its Experience Exchange Report, with great success. The first year BOMA employed the functional accounting system for data collection, its sample size increased by approximately 50 percent, an indication of its wide range of acceptability.

We hope that this functional accounting approach will serve to assist the office building industry in analyzing operating data from many different office buildings in a consistent and comparable basis.

Guidelines For Applying The BOMA Functional Accounting Guide For Office Building Operations

Listed below are several guidelines which should be followed in applying the BOMA guide:

1) The BOMA Guide is designed for commercial mixed-use buildings whose space is predominantly used for offices with secondary space utilizations for retail, public, etc. It should be noted, however, that the guide is just as applicable to government owned or privately owned single tenant buildings.

2) Accounting requirements differ greatly between properties depending upon a multitude of factors and it is necessary that one be aware of and have a comprehensive understanding of salient factors in setting up an accounting system. If not done correctly, a system will prove either inadequate (with additional costly accounting or auditing work required) or over-built (with unnecessary costs routinely incurred).

Below are some of the critical influences on accounting requirements.

A. Tenant lease requirements with respect to documenting and reporting expense figures to tenants.

B. Owner/Management requirements for monitoring building performance.

C. Permanent lender requirements for monitoring building performance, compliance with any loan restrictions, and tracking rental achievements relative to loan value.

D. Public Government Tax Authorities Requirements.

E. Partnership/Syndication requirements.

F. Consolidation of a property's figures into a parent company's (or division's) different chart of accounts.

G. Industry data, such as the BOMA Experience Exchange Report, that one may want to conveniently compare.

All the above factors must be closely analyzed to develop an accounting system that will meet the expected needs and it is helpful to review the issues with other accounting practitioners involved in the office building industry.

3) Several aspects of property operations do not receive detailed consideration by the BOMA Functional Accounting Guide for various reasons.

A. Parking Income and Expenses: Customarily, in downtown properties, on-site parking is treated as a separate profit center from the office building enterprise. It is recommended that parking should be treated separately unless parking is provided free to building occupants on an unrestricted or equally proportioned basis as is the case with most suburban buildings.

B. Financing Expenses: Methods of financing buildings do not significantly influence operating costs and comparisons are not generally thought helpful. It is important to note that leasing (as opposed to borrowing to outright purchase) building systems that are installed as long-lived fixed equipment can and should be considered an alternative method of financing. Therefore, such leasing costs should not be considered operating expenses of the property. Debt service(both principal payments and interest expense) and ground rent are the primary financing costs that fall under this category.

C. Depreciation: In the accounting sense, depreciation has little if any relationship to building operations. However, where tenant leases allow, depreciation (or some agreed upon amortization of acquisition cost) of capital improvement that were purchased so as to reduce or avoid known operating costs that the tenants pay for anyway may be permitted to be charged into the operating expenses for recovery from the tenants.

D. Capital Improvements: Expenditures for improving or adding fixed assets to a building's balance sheet, whether in the form of permanent additions or modifications to the structure or finished, of long-lived additions or improvements to stationary mechanical equipment, or of any other costs which, under the particular accounting rules of the organization in question, are classified as a capital improvement. While such costs often have a bearing on operating costs, comparisons between buildings are not considered helpful.

Definitions of Functional Accounting Categories

Income Categories

I. Rental Income-Income form all rentable space, including the fair market value of space occupied by owner or manager. Include normal escalation income and normal operating expense recovery here in the appropriate category. Note: The intent is to pick up all rent and all reimbursement of normal (meaning landlord required services) operating expenses. In "Gross" leases the rent already includes a provision for operating expenses often with some method of adjusting ("escalating") the operating expense part from year to year depending on an index or the building's actual costs. In "Net" leases, the rent contains no provision for operating expenses and the landlord uses some method of obtaining direct reimbursement ("recovery") from tenants. Do not include parking income here.

   a) Office Space Rental Income-Base Rental and operating expense escalation/recovery income from office areas.

   b) Retail Space Rental Income-Bases Rental and operating expense escalation/recovery and percentage rental income from retail space in the office building (example: boutique, sandwich shop, etc.) Note: Retail may generally be defined as tenants whose space is devoted to merchandising to or serving the general public with extensive investments in inventory and/or associated trade furniture and fixtures; who have relatively few employees; whose rent is often based on a substantially different structure than office areas, and who often provide their own maintenance and housekeeping within their premises. Some tenants, for instance a securities firm located on the ground floor, may not conform to all of the above criteria and be difficult to classify. Another way to look at it could be to ask yourself if the space were vacant how would you remarket it? As office space or retail space?

   c) Other Space Rental Income-Rental income from storage areas, etc.

II. Miscellaneous Income-All non-rental income. Include tenant payment for extraordinary services not included in lease (if the costs to provide those services is not expensed, then include only the associated net profit), wastepaper sales, vending machine collections and non-lease-provided energy sales to tenants or other purchasers and all other income beyond rent. Do not include any normal escalation income here.

Expenses Categories

I. Cleaning-All required items for both daytime and nighttime cleaning of offices, public areas, atriums, elevators, restrooms, windows, etc. Includes upkeep and ordinary expensed replacement of cleaning equipment and supplies. Do not include any expenses for machine rooms and other restricted access areas.

   a) Payroll—Payroll, taxes and fringe benefits for directly employed cleaning personnel including salaried supervisors or managers.

   b) Contract Services—Individuals/firms contracted from outside the normal building staff to perform specified cleaning tasks. Included here might be everything from normal space cleaning to window washing, drapery and carpet cleaning and so on.

   c) Supplies/Material/Miscellaneous—Ordinary cleaning supplies and materials plus upkeep or replacement of cleaning equipment.

   d) Trash Removal—Include all trash removal expenses.

II. Repairs and Maintenance—All expenses for elevator, HVAC, electrical, structural/roof, plumbing and other building maintenance (including common areas and general upkeep). Total payroll from individual item categories should be included in Payroll. Contract services and designated supplies should be included in individual item categories.

   a) Payroll—Payroll, taxes and fringe benefits for directly employed operating engineering and maintenance personnel including salaried operating or chief engineer.

   b) Elevator—Include contract services and supplies/materials.

   c) HVAC—Include contract services and supplies/materials.

   d) Electrical—Include contract services and supplies/materials.

   e) Structural/Roof—Include contract services and supplies/materials expensed during the operating year.

   f) Plumbing—Include contract services and supplies/materials for domestic water and sewage services. Do not include piping for the mechanical system, sprinkle/standpipe system.

   g) Fire and Life Safety—Include contract services and supplies/materials.

   h) Other Building Maintenance/Supplies—Include contract and services for general upkeep, including non-tenant areas such as lobbies, hallways and so on, and all other repair and maintenance expenses not allocated to the categories above.

III. Utilities—All utilities expensed to building. Include any energy that is sub-metered, even if you are receiving income for it; show the total expense, not the net expense after tenant reimbursement.

   a) Electricity
   b) Gas
   c) Fuel Oil
   d) Purchased Steam
   e) Purchased Chilled Water
   f) Coal
   g) Water/Sewer

IV. Roads/Grounds/Security—These items are grouped together solely for convenience. Generally speaking, downtown buildings have higher security expenses and lower road and grounds expense with suburban buildings having the opposite situation.

   a) Roads/Grounds—Any expense related to exterior maintenance other than the building structure (or related remote mechanical equipment) such as landscaping, snow removal, parking lot repairs, site signage, site lighting, etc. Note: If a suburban parking lot charges a parking fee, do not include any of its maintenance costs here.

      1) Payroll—Payroll, taxes and fringe benefits for directly employed roads/grounds personnel.

      2) Contract Services—Individuals/firms contracted from outside the normal building staff to perform specified roads/grounds tasks.

      3) Other Roads and Grounds Expense—Maintenance supplies and materials used in upkeep of exterior areas such as fertilizer, ice melt chemical, etc.

   b) Security—Expenses related to the security of tenants and building.

      1) Payroll taxes and fringe benefits for directly employed security personnel.

      2) Contract Services—Individual/firms contracted from outside the normal building staff to perform specified security tasks.

      3) Other Security Expense—Ordinary supplies necessary to operate a security program such as batteries, control forms, access cards, etc., and contract services/supplies for repair and maintenance of fire alarm systems, sprinkler systems and fire pumps.

V. Administrative—Expenses directly connected with administration of the building. Do not include general maintenance/operations costs here.

   a) Payroll—Payroll, taxes and fringe benefits for directly employed administrative personnel such as building manager, building secretary, assistant building manager. (Engineering, maintenance and other building staff should go in other appropriate categories).

   b) Management Fees—For building managed under a management contract.

   c) Legal Fees—Pertaining to operation of the building such as labor disputes, contractor agreements, etc. Do not include legal costs pertaining to leasing.

   d) Audit Fees—Accounting, data processing and auditing costs to the extent necessary to satisfy tenant lease requirements and permanent lender requirements. Should not include costs of owner's income tax work, partnership reporting requirements or other non-operating accounting work.

   e) General Office Expense—General expense of running and maintaining the Office of Building Management: supplies, furniture, telephones, temporary office help, postage and so on. Includes "office rent" for the Office of Building Management calculated at fair market value.

   f) Other Administrative Expenses—Expense such as engineering consultants, advertising for employees, service contract solicitation, auto expense, travel and entertainment, training, and any other non-leasing purpose business license, dues and subscriptions or miscellaneous.

VI. a) Real Estate Taxes—Total land and building real estate taxes.

   b) Building Insurance—All types of building insurance including fire, casualty, errors and omissions. Do not include insurance relating to employee benefits.

   c) Personal Property Tax

   d) Other Tax—Include any kind of annual or periodic tax or excise tax. Licenses should be reported in Other Administrative Expenses. Payroll tax is included in Payroll categories.

VII. Leasing Expense—All cash expenses directly related to the leasing of space regardless of how the expenditures were booked for accounting purposes. Do not include any amortizations of prior year expenditures. The purpose in avoiding the "accounting treatment" of these transactions and focusing on the cash expenditures is to provide a detailed cash basis analysis that should relate to the general market activity of the building's trade area and, in some manners, may be compared to market activity in other trade areas.

   a) Advertising/Promotion—Costs for advertising and promoting building space.

   b) Commissions and Fees--Leasing commissions and other fees obtaining tenants, and legal fees incurred for lease negotiations.

   c) Tenant Alterations—Alteration expenditures made during the year to retain current tenants or secure new tenants, including the value of building standard items supplied from inventory and deducting all tenant contributions toward alterations cost.

   d) Buy-outs—Expense of buying out existing tenants.

Appendix D

AMERICAN NATIONAL STANDARD

An American National Standard implies a consensus of those substantially concerned with its scope and provisions. An American National Standard is intended as a guide to aid the manufacturer, the consumer, and the general public. The existence of an American National Standard does not preclude anyone, whether he has approved the standard or not, from manufacturing, marketing, purchasing, or using products, processes, or procedures not conforming to the standard. American National Standards are subject to periodic review and users are cautioned to obtain the latest editions.

CAUTION NOTICE: This American National Standard may be revised or withdrawn at any time. The procedures of the American National Standards Institute require that action be taken to reaffirm, revise or withdraw this standard no later than five years from the date of publication. Purchasers of American National Standards may receive the most current information on all standards by calling or writing the American National Standards Institute.

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Preface

In 1915 the Building Owners and Managers Association International developed the first standard method of floor measurement for office buildings. This was readily accepted as a national standard and served the industry for more than thirty-five years without occasion for amendment. With the advent of "block type" building design, a revised standard method of floor measurement was adopted by the Building Owners and Managers Association International in 1952. This was further revised in 1955 to become the American National Standard, of which BOMA International was a co-sponsor.

In 1971 the Standard was again revised to reflect modern leasing concepts and practices in effect at that time. BOMA International again revised the Standard in 1980 to further clarify the point to which measurements are taken relative to the exterior wall of a building and to establish the two basic methods that are used in measuring the office area of a given floor.

The American National Standard for measuring office areas in a building is the result of joint action by participating organizations under the auspices of the American National Standards Institute.

Originally adopted September 15, 1915 - Reissued (without change) December 1, 1925 - Revised and reissued December 8, 1952 - Revised and readopted December 6, 1955, and reissued January 10, 1956 -Reprinted April, 1963; April, 1966; April, 1970. Revised and readopted June, 1971 and reprinted April, 1972; February, 1973; August, 1976. Revised and readopted June, 1980 and reissued August, 1980.

AMERICAN NATIONAL STANDARD
Z65.1 - 1980 Method for Measuring Floor Space in Office Buildings (revision of ANSI Z65.1 - 1972) Approved July, 1980.

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Foreword

(This Foreword is not a part of American National Standard Method for Measuring Floor Area in Office Buildings, ANSI Z65.1 -1980).

The purpose of a standard is to permit communication and computation on a clear and understandable basis. Another important purpose is to allow comparison of values on the basis of a generally agreed upon unit of measurement. The Building Owners and Managers Association International has sponsored the Standard Method of Floor Measurement for more than sixty years. The BOMA Standard has been the one accepted and approved by the American National Standards Institute for many years. The result is a unit of measurement that can be used by building owners, managers, tenants, appraisers, architects, lending institutions and others to compute the floor area of an office building.

It should be noted that this standard can and should be used in measuring office space in old as well as new buildings. It is applicable to any architectural design or type of construction.

The Building Owners and Managers Association International urges all its members and others in the office building industry to use this method to measure office space. This publication also includes the approved method of measuring street level store space in office buildings, and also "construction area" (to be used primarily to determine building cost or value).

Page four of a ten page document. *To avoid misinterpretation, this page should not be used without the complete document.*

Introduction

This booklet describes standard methods of measuring office building Usable Area, Rentable Area, Store Area, and Construction Area.

Usable Area

This method measures the actual occupiable area of a floor or an office suite and is of prime interest to a tenant in evaluating the space offered by a landlord and in allocating the space required to house personnel and furniture. The amount of Usable Area on a multi-tenant floor can vary over the life of a building as corridors expand and contract and as floors are remodeled. Usable Area on a floor can be converted to Rentable Area by the use of a conversion factor.

Rentable Area

This method measures the tenant's pro rata portion of the entire office floor, excluding elements of the building that penetrate through the floor to areas below. The Rentable Area of a floor is fixed for the life of a building and is not affected by changes in corridor sizes or configuration. This method is therefore recommended for measuring the total income producing area of a building and for use in computing the tenant's pro rata share of a building for purposes of rent escalation. Lenders, architects and appraisers will use Rentable Area in analyzing the economic potential of a building.

It is recommended that on multi-tenant floors the landlord compute both the Rentable and Usable Area for any specific office suite.

Store Area

This method measures the ground floor rentable area of an office building for occupancy as store space.

Construction Area

This method of measurement is to be used primarily to determine building cost or value and is not used for leasing purposes except where an entire building is leased to a single tenant.

DEFINITIONS

1) "Finished Surface" shall mean a wall, ceiling or floor surface, including glass, as prepared for tenant use, excluding the thickness of any special surfacing materials such as paneling, furring strips and carpet.

2) "Dominant Portion" shall mean that portion of the inside finished surface of the permanent outer building wall which is 50% or more of the vertical floor-to-ceiling dimension measured at the dominant portion. If there is no dominant portion, or if the dominant portion is not vertical, the measurement for area shall be to the inside finished surface of the permanent outer building wall where it intersects the finished floor.

3) "Major Vertical Penetrations" shall mean stairs, elevator shafts, flues, pipe shafts, vertical ducts, and the like, and their enclosing walls, which serve more than one floor of the building, but shall not include stairs, dumb-waiters, lifts, and the like, exclusively serving a tenant occupying offices on more than one floor.

4) "Office" shall mean the premises leased to a tenant for which a measurement is to be computed.

CONVERSION FORMULA

$$\frac{\text{Rentable Area}}{\text{Usable Area}} = \text{Rentable/Usable Ratio ("R/U Ratio")}$$

Usable Area x R/U Ratio=Rentable Area

$$\frac{\text{Rentable Area}}{\text{R/U Ratio}} = \text{Usable Area}$$

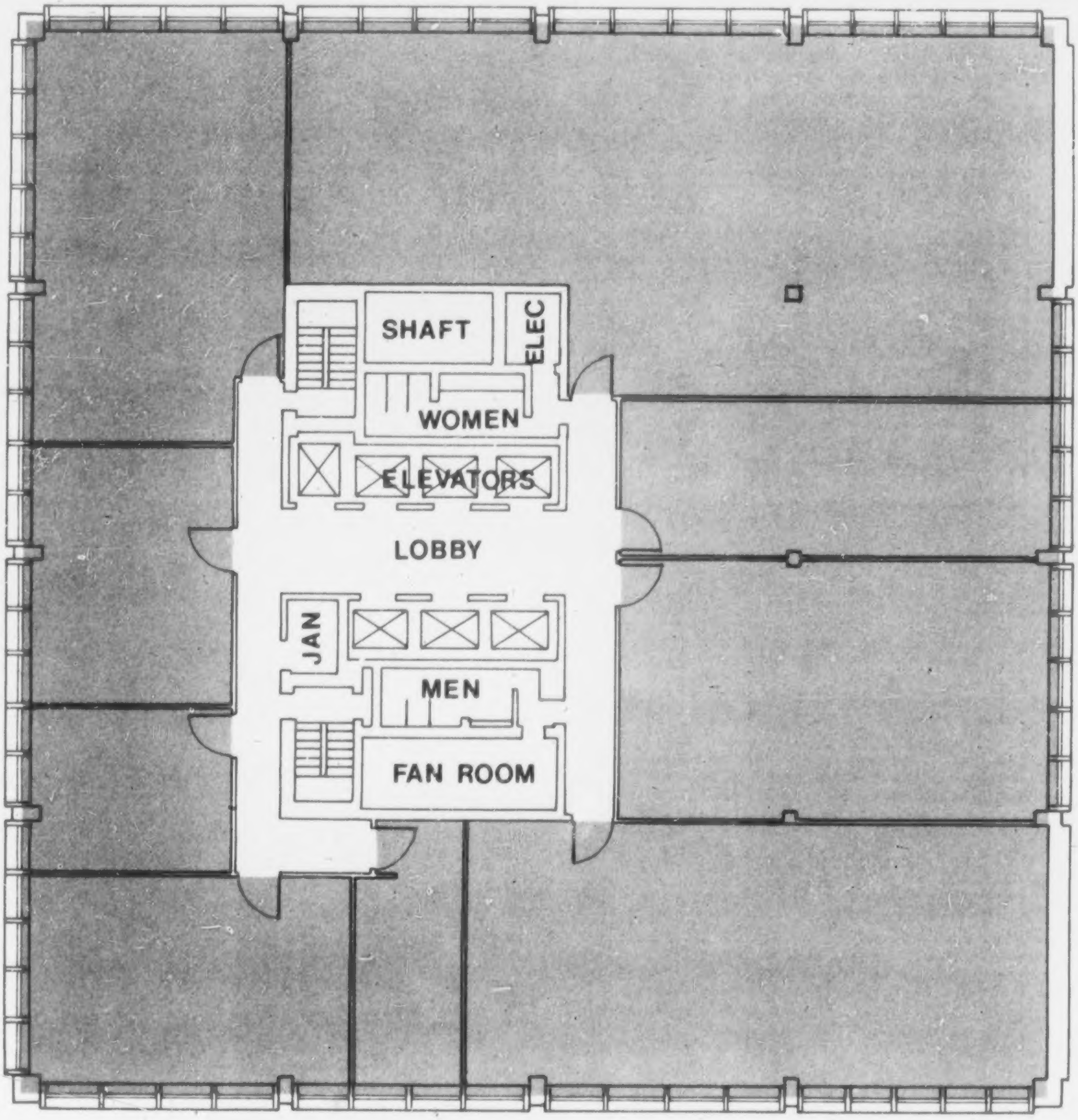
Page five of a ten page document. *To avoid misinterpretation, this page should not be used without the complete document.*

Usable Area

The Usable Area of an office shall be computed by measuring to the finished surface of the office side of corridor and other permanent walls, to the center of partitions that separate the office from adjoining Usable Areas, and to the inside finished surface of the dominant portion of the permanent outer building walls.

No deductions shall be made for columns and projections necessary to the building.

The Usable Area of a floor shall be equal to the sum of all Usable Areas on that floor.



•Note: Assumes glass line as illustrated is the dominant portion. See illustrations "A" through "D".

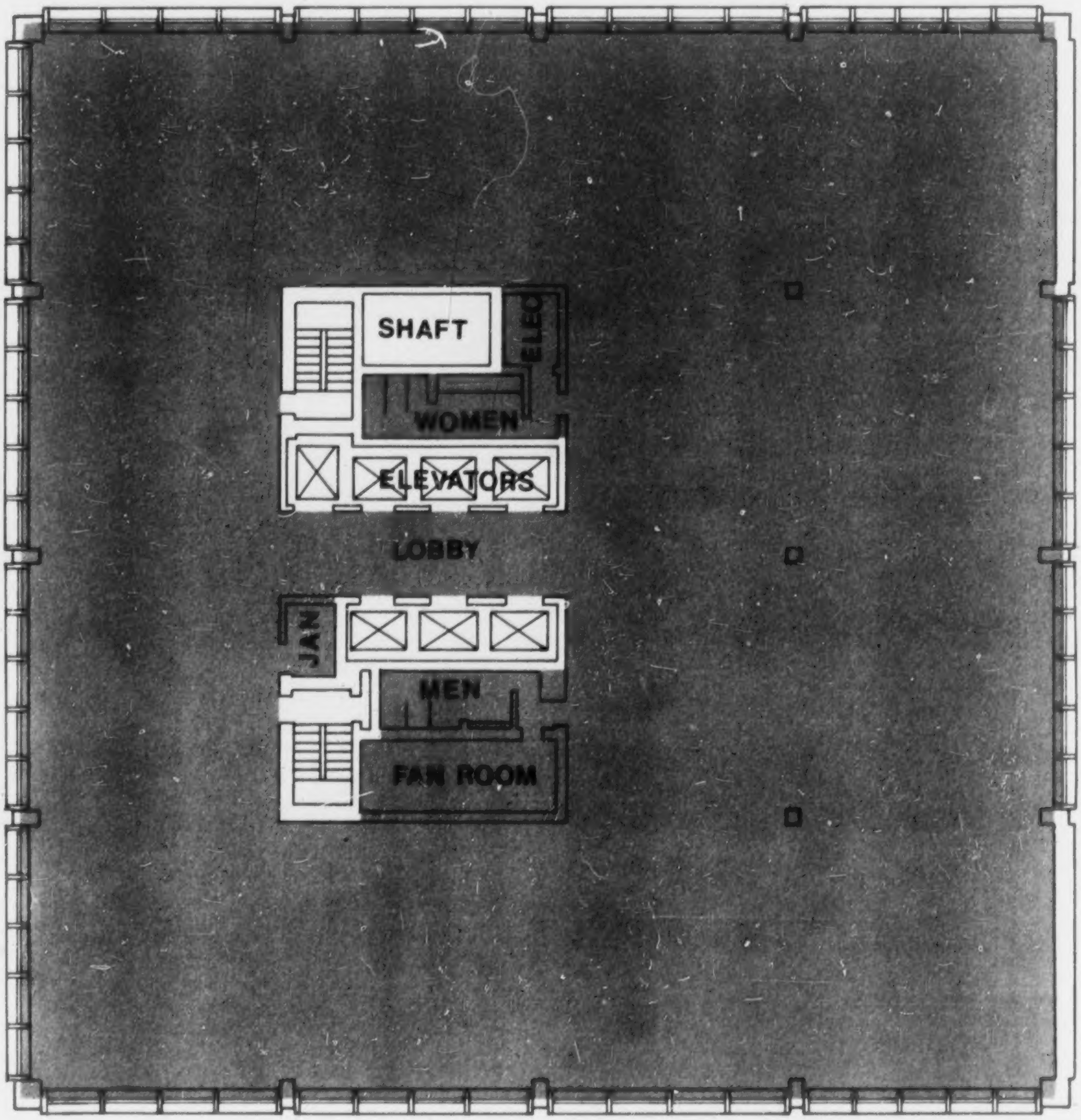
Page six of a ten page document. *To avoid misinterpretation, this page should not be used without the complete document.*

Rentable Area

The Rentable Area of a floor shall be computed by measuring to the inside finished surface of the dominant portion of the permanent outer building walls, excluding any major vertical penetrations of the floor.

No deductions shall be made for columns and projections necessary to the building.

The Rentable Area of an office on the floor shall be computed by multiplying the Usable Area of that office by the quotient of the division of the Rentable Area of the floor by the Usable Area of the floor resulting in the "R/U Ratio" described herein.



*Note: Assumes glass line as illustrated is the dominant portion. See illustrations "A" through "D".

Page seven of a ten page document. *To avoid misinterpretation, this page should not be used without the complete document.*

Construction Area

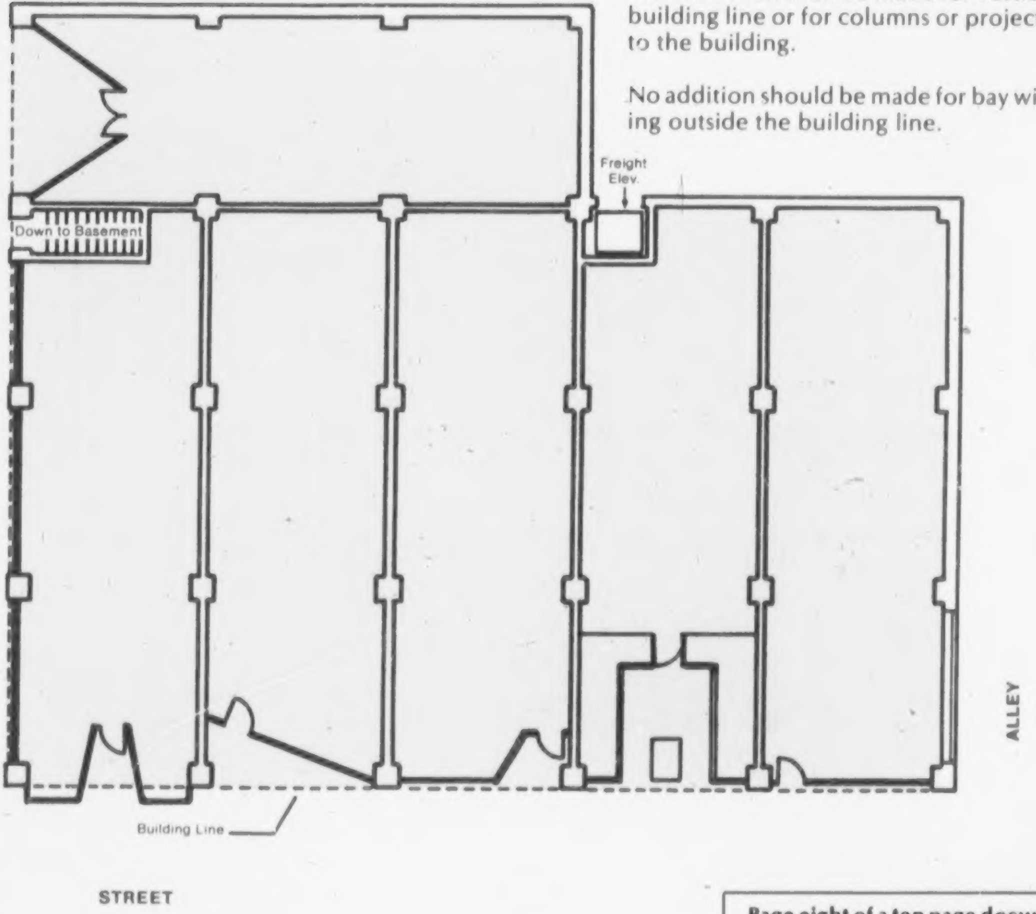
The Construction Area of a floor shall be computed by measuring to the outside finished surface of permanent outer building walls. The Construction Area of a building shall be the sum of the Construction Area of all enclosed floors of the building, including basements, mechanical equipment floors, penthouses, and the like.

Store Area

The number of square feet in a ground floor Store Area shall be computed by measuring from the building line in the case of street frontages, and from the inner surface of other outer building walls and from the inner surface of corridor and other permanent partitons and to the center of partitions that separate the premises from adjoining rentable areas.

No deduction shall be made for vestibules inside the building line or for columns or projections necessary to the building.

No addition should be made for bay windows extending outside the building line.



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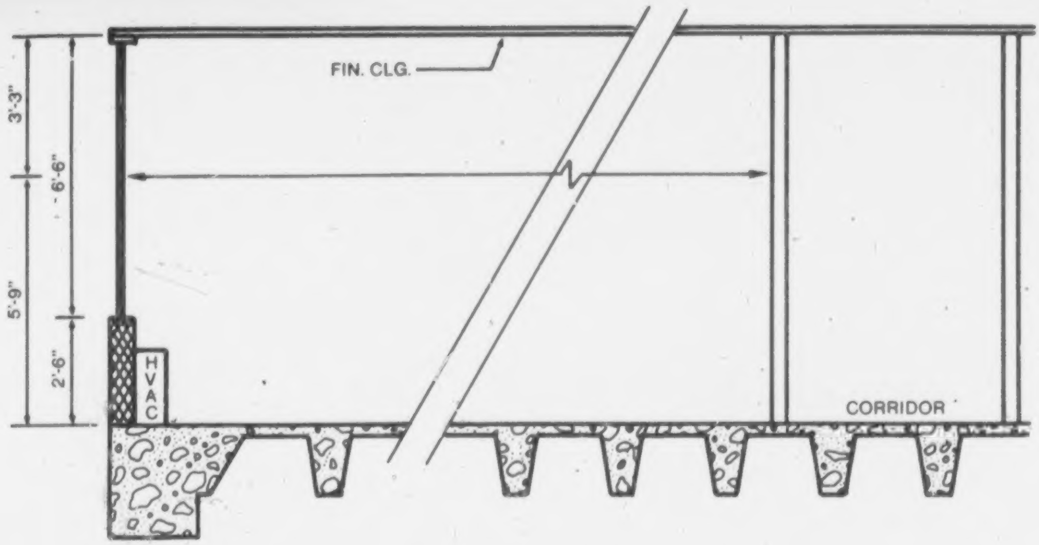
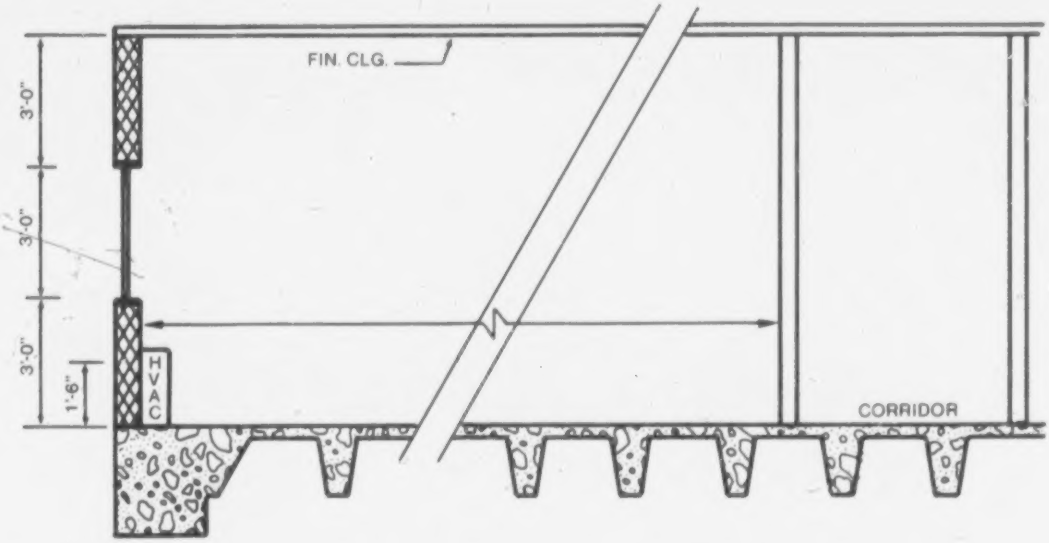
Ⓐ



Illustrates a vertical permanent outer building wall where glass comprises 50% or more of the vertical floor-to-ceiling dimension and, therefore, is the dominant portion. Points of measurement are shown by the connected arrows.

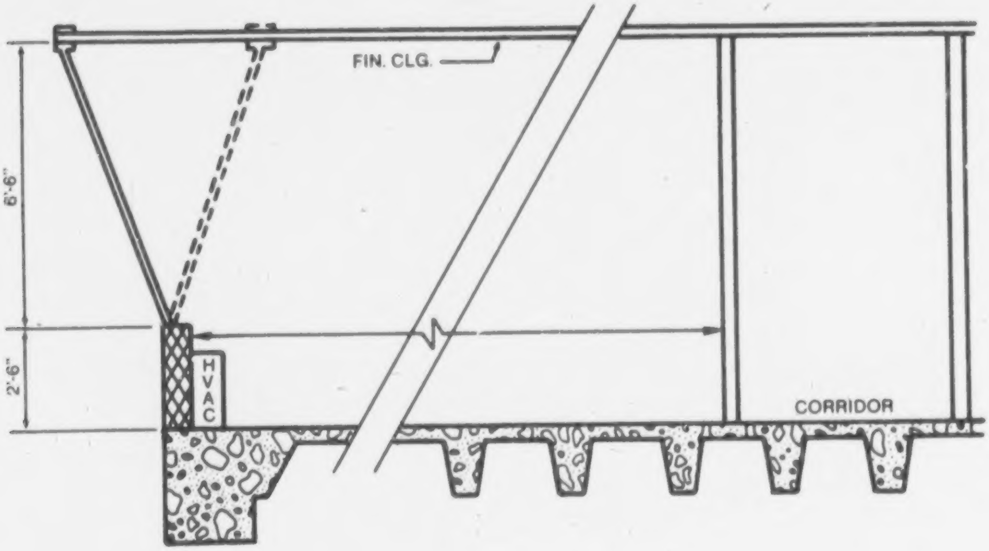
Ⓑ



Illustrates a vertical permanent outer building wall where non-glass material comprises 50% or more of the vertical floor-to-ceiling dimension and, therefore, is the dominant portion. Points of measurement are shown by the connected arrows.

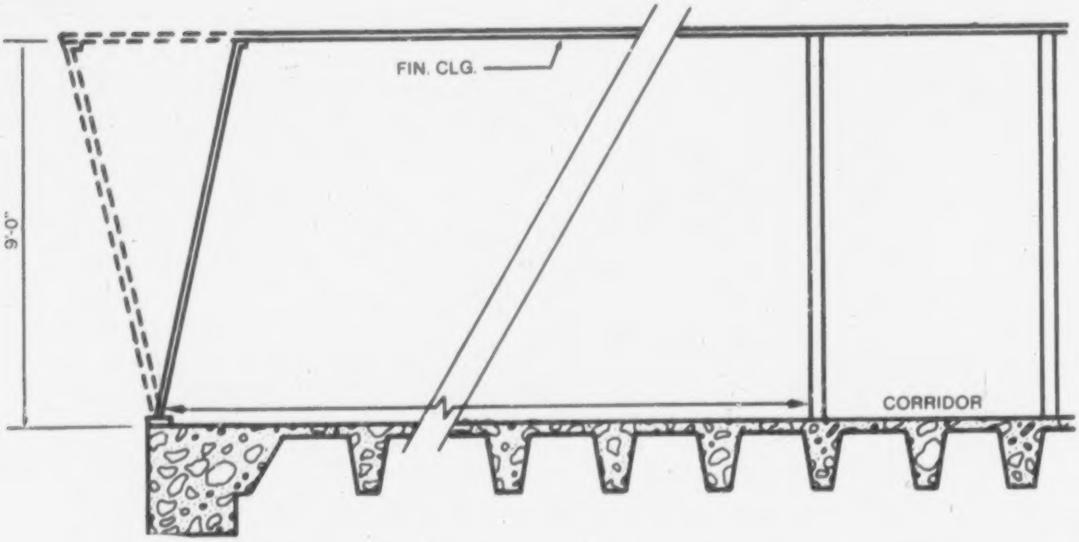
Page nine of a ten page document. *To avoid misinterpretation, this page should not be used without the complete document.*

C


FIN. CLG.
6'-6"
2'-6"
HVAC
CORRIDOR

Illustrates a partially non-vertical permanent outer building wall. Points of measurement are shown by the connected arrows.

D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